

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	0-001	State Assessed-001

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	23
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	23
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	101.00	50.50	0.00	101.00	50.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	101.00	50.50	0.00	101.00	50.50
Residential Homesite	All	Square Foot	1.15	1.15	1.15	1.15	1.15	1.15
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

GREENE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GREENE TOWNSHIP	GREENE TOWNSHIP	0-010	State Assessed-010

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	23
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	23
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	101.00	50.50	0.00	101.00	50.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	101.00	50.50	0.00	101.00	50.50
Residential Homesite	All	Square Foot	1.15	1.15	1.15	1.15	1.15	1.15
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	0-011	State Assessed-011

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	23
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	23
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	101.00	50.50	0.00	101.00	50.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	101.00	50.50	0.00	101.00	50.50
Residential Homesite	All	Square Foot	1.15	1.15	1.15	1.15	1.15	1.15
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	0-017	State Assessed-017

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	23
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	23
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	101.00	50.50	0.00	101.00	50.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	101.00	50.50	0.00	101.00	50.50
Residential Homesite	All	Square Foot	1.15	1.15	1.15	1.15	1.15	1.15
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	0-022	State Assessed-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	23
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	23
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	101.00	50.50	0.00	101.00	50.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	101.00	50.50	0.00	101.00	50.50
Residential Homesite	All	Square Foot	1.15	1.15	1.15	1.15	1.15	1.15
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	UNION TOWNSHIP	0-027	State Assessed-027

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	23
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	23
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	101.00	50.50	0.00	101.00	50.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	101.00	50.50	0.00	101.00	50.50
Residential Homesite	All	Square Foot	1.15	1.15	1.15	1.15	1.15	1.15
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	0-029	State Assessed-029

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	23
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	23
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	101.00	50.50	0.00	101.00	50.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	101.00	50.50	0.00	101.00	50.50
Residential Homesite	All	Square Foot	1.15	1.15	1.15	1.15	1.15	1.15
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	LIBERTY TOWNSHIP	0-034	State Assessed-034

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	23
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	23
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	101.00	50.50	0.00	101.00	50.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	101.00	50.50	0.00	101.00	50.50
Residential Homesite	All	Square Foot	1.15	1.15	1.15	1.15	1.15	1.15
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101001-001	01393-390

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	17700.00	17180.00	16660.00	17700.00	17180.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	8150.00	7375.00	6600.00	8150.00	7375.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101004-001	01493-395

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	30
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	96
Res Avg Lot Depth:	171
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	96
C/I Avg Lot Depth:	171

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	127500.00	127500.00	127500.00	127500.00	127500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7101004-002	01493-395-002

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	96
Res Avg Lot Depth:	171
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	96
C/I Avg Lot Depth:	171

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00			
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	127500.00	127500.00			
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00			
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00			
Residential Homesite	All	Front Foot	500.00	500.00	500.00			
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00			
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00			
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101005-001	01494 7/17

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	96
Res Avg Lot Depth:	171
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	96
C/I Avg Lot Depth:	171

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	715.01	715.01	715.01	715.01	715.01	715.01
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	715.01	715.01	715.01	715.01	715.01	715.01
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	2700.00	2700.00	2700.00	2700.00	2700.00	2700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101006-001	01501-290

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	85
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	140
Res Avg Lot Depth:	195
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	195

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	702.02	702.02	702.02	702.02	702.02	702.02
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	702.02	702.02	702.02	702.02	702.02	702.02
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101007-001	01502-141

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	113
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	122
Res Avg Lot Depth:	240
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	122
C/I Avg Lot Depth:	240

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	792.09	792.09	792.09	792.09	792.09	792.09
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	792.09	792.09	792.09	792.09	792.09	792.09
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101008-001	01503-246

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	106
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	128
Res Avg Lot Depth:	184
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	128
C/I Avg Lot Depth:	184

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	697.43	697.43	697.43	697.43	697.43	697.43
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	697.43	697.43	697.43	697.43	697.43	697.43
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101009-001	01505

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	142
Res Avg Lot Depth:	285
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	142
C/I Avg Lot Depth:	285

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	710.15	710.15	710.15	710.15	710.15	710.15
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	710.15	710.15	710.15	710.15	710.15	710.15
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101010-001	01505-233

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	113
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	166
Res Avg Lot Depth:	209
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	166
C/I Avg Lot Depth:	209

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	526.07	526.07	526.07	526.07	526.07	526.07
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	526.07	526.07	526.07	526.07	526.07	526.07
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	92600.00	92600.00	92600.00	92600.00	92600.00	92600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	2400.00	2400.00	2400.00	2400.00	2400.00	2400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101011-001	01505A-234

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	38
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	155
Res Avg Lot Depth:	185
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	155
C/I Avg Lot Depth:	185

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	636.86	636.86	636.86	636.86	636.86	636.86
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	636.86	636.86	636.86	636.86	636.86	636.86
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101012-001	01506

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	111
Res Avg Lot Depth:	166
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	111
C/I Avg Lot Depth:	166

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	610.15	610.15	610.15	610.15	610.15	610.15
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage				18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage				1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	610.15	610.15	610.15	610.15	610.15	610.15
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101013-001	01506-227

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	593
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	92
Res Avg Lot Depth:	143
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	92
C/I Avg Lot Depth:	143

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	635.45	635.45	635.45	635.45	635.45	635.45
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage				109500.00	109500.00	109500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage				87600.00	87600.00	87600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage				76720.00	76720.00	76720.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage				10950.00	10950.00	10950.00
Residential Homesite	All	Front Foot	635.45	635.45	635.45	635.45	635.45	635.45
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101014-001	7101014

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	176
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	105
Res Avg Lot Depth:	2085
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	105
C/I Avg Lot Depth:	2085

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	759.13	759.13	759.13	759.13	759.13	759.13
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage				1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	759.13	759.13	759.13	759.13	759.13	759.13
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7101014-002	01506-253

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	105
Res Avg Lot Depth:	2085
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	105
C/I Avg Lot Depth:	2085

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	759.13	759.13	759.13	759.13	759.13	759.13
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	759.13	759.13	759.13	759.13	759.13	759.13
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101015-001	01506-Rental-001

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	28
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	92
Res Avg Lot Depth:	143
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	92
C/I Avg Lot Depth:	143

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1071.43	1071.43	1071.43	1071.43	1071.43	1071.43
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1071.43	1071.43	1071.43	1071.43	1071.43	1071.43
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7101015-002	01506-Rental-002

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	52
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	92
Res Avg Lot Depth:	143
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	92
C/I Avg Lot Depth:	143

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1071.43	1071.43	1071.43	1071.43	1071.43	1071.43
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1071.43	1071.43	1071.43	1071.43	1071.43	1071.43
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101016-001	01506-340

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	73
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	143
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	143

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	674.28	674.28	674.28	674.28	674.28	674.28
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage				18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage				1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	674.28	674.28	674.28	674.28	674.28	674.28
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101017-001	015103-249

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	236
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	124
Res Avg Lot Depth:	255
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	124
C/I Avg Lot Depth:	255

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	773.74	773.74	773.74	773.74	773.74	773.74
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	773.74	773.74	773.74	773.74	773.74	773.74
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101018-001	015103-250

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	92
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101019-001	015103-360

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	39
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101020-001	015103-366

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	28
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	138
Res Avg Lot Depth:	116
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	138
C/I Avg Lot Depth:	116

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	512.42	512.42	512.42	512.42	512.42	512.42
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	512.42	512.42	512.42	512.42	512.42	512.42
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101021-001	015103-388

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	129
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	129
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	593.80	593.80	593.80	593.80	593.80	593.80
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	593.80	593.80	593.80	593.80	593.80	593.80
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101023-001	015103-416

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	118
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	118
C/I Avg Lot Depth:	53

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	2700.00	2700.00	2700.00	2700.00	2700.00	2700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101025-001	01511-235

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	121
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	121
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101026-001	01517

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	142
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	142

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	717.26	717.26	717.26	717.26	717.26	717.26
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	717.26	717.26	717.26	717.26	717.26	717.26
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101027-001	01517-296

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	89
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	73
Res Avg Lot Depth:	185
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	73
C/I Avg Lot Depth:	185

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	842.26	842.26	842.26	842.26	842.26	842.26
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	842.26	842.26	842.26	842.26	842.26	842.26
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101028-001	01517-297

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	73
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	114
Res Avg Lot Depth:	146
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	114
C/I Avg Lot Depth:	146

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	587.30	587.30	587.30	587.30	587.30	587.30
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	587.30	587.30	587.30	587.30	587.30	587.30
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101029-001	01517-352

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	64
Res Avg Lot Depth:	172
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	64
C/I Avg Lot Depth:	172

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	864.90	864.90	864.90	864.90	864.90	864.90
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	864.90	864.90	864.90	864.90	864.90	864.90
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7101029-002	01517-352

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	64
Res Avg Lot Depth:	172
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	64
C/I Avg Lot Depth:	172

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	864.90	864.90	864.90	864.90	864.90	864.90
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	864.90	864.90	864.90	864.90	864.90	864.90
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101030-001	01519-236

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	75
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	118
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	118
C/I Avg Lot Depth:	153

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	676.29	676.29	676.29	676.29	676.29	676.29
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	676.29	676.29	676.29	676.29	676.29	676.29
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	120600.00	120600.00	120600.00	120600.00	120600.00	120600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101031-001	01520-237

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	311
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	147
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	147

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	573.81	573.81	573.81	573.81	573.81	573.81
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	573.81	573.81	573.81	573.81	573.81	573.81
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7101031-002	01520-237

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	147
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	147

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	573.81	573.81	573.81	573.81	573.81	573.81
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	573.81	573.81	573.81	573.81	573.81	573.81
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101033-001	01522-238

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	61
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	101
Res Avg Lot Depth:	254
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	101
C/I Avg Lot Depth:	254

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	864.69	864.69	864.69	864.69	864.69	864.69
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	864.69	864.69	864.69	864.69	864.69	864.69
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101034-001	01523-239

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	34
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	123
Res Avg Lot Depth:	169
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	123
C/I Avg Lot Depth:	169

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	616.66	616.66	616.66	616.66	616.66	616.66
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	616.66	616.66	616.66	616.66	616.66	616.66
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101036-001	01524-240

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	145
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	101
Res Avg Lot Depth:	237
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	101
C/I Avg Lot Depth:	237

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	825.40	825.40	825.40	825.40	825.40	825.40
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	825.40	825.40	825.40	825.40	825.40	825.40
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101037-001	01528-317

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101038-001	01528-325

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	92
Res Avg Lot Depth:	143
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	92
C/I Avg Lot Depth:	143

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101039-001	01529-301

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	171
Res Avg Lot Depth:	176
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	171
C/I Avg Lot Depth:	176

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	553.09	553.09	553.09	553.09	553.09	553.09
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	553.09	553.09	553.09	553.09	553.09	553.09
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101040-001	01530-303

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	167
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	167

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	634.26	634.26	634.26	634.26	634.26	634.26
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	634.26	634.26	634.26	634.26	634.26	634.26
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101042-001	01603

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	22500.00	130000.00	76250.00	22500.00	130000.00	76250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101043-001	01608 C175

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	45
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	178
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	178

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	127500.00	127500.00	127500.00	127500.00	127500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	26250.00	26250.00	26250.00	26250.00	26250.00	26250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101045-001	01808

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	16660.00	16660.00	16660.00	16660.00	16660.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101046-001	01808-390

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00			
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16600.00	16600.00	16600.00	16600.00	16600.00	16600.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11660.00	11660.00	11660.00	11660.00	11660.00	11660.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8150.00	8150.00	8150.00	8150.00	8150.00	8150.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage				1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00			
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101047-001	01808-395

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	16660.00	16660.00	16660.00	16660.00	16660.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8150.00	8150.00	8150.00	8150.00	8150.00	8150.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101048-001	01403-395

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	22500.00	29000.00	25750.00	22500.00	29000.00	25750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	17500.00	17500.00	17500.00	17500.00	17500.00	17500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6900.00	6900.00	6900.00	6900.00	6900.00	6900.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101049-001	01103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7101050-031	01103-390

Comments:
09-21-2023 Per Exceptions add Res Excess rate per ProVal MLK

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101051-001	01103-397

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	209
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101054-001	01507

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	152
Res Avg Lot Depth:	20
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	152
C/I Avg Lot Depth:	20

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	338.12	338.12	338.12	338.12	338.12	338.12
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	338.12	338.12	338.12	338.12	338.12	338.12
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101055-001	01507-226

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	91
Res Avg Lot Depth:	142
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	91
C/I Avg Lot Depth:	142

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	681.77	681.77	681.77	681.77	681.77	681.77
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	681.77	681.77	681.77	681.77	681.77	681.77
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101056-001	015444-395

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	1750.00	6600.00	4175.00	1750.00	6600.00	4175.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101057-001	015442-395

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	1000.00	3000.00	2000.00	1000.00	3000.00	2000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101432-001	Clearwater

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	254
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7101433-001	Sunset Mobile Home Park

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102001-002	23103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	145

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102003-002	23103-399

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	91
Res Avg Lot Depth:	169
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	91
C/I Avg Lot Depth:	169

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	741.39	741.39	741.39	741.39	741.39	741.39
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	741.39	741.39	741.39	741.39	741.39	741.39
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102005-002	23393-390

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	117
Res Avg Lot Depth:	205
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	117
C/I Avg Lot Depth:	205

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Comm & Ind Primary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Primary	All	Acreage	16660.00	19600.00	18130.00	16660.00	19600.00	18130.00
Comm & Ind Secondary	All	Square Foot	0.26	0.26	0.26	0.26	0.26	0.26
Comm & Ind Secondary	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.15	0.15	0.15	0.15	0.15	0.15
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	9600.00	8100.00	6600.00	9600.00	8100.00
Comm & Ind Udeveloped Unusable	All	Square Foot		0.15			0.15	
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7102005-031	23393-390

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	117
Res Avg Lot Depth:	205
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	117
C/I Avg Lot Depth:	205

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Comm & Ind Primary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Primary	All	Acreage	16660.00	19600.00	18130.00	16660.00	19600.00	18130.00
Comm & Ind Secondary	All	Square Foot	0.26	0.26	0.26	0.26	0.26	0.26
Comm & Ind Secondary	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.15	0.15	0.15	0.15	0.15	0.15
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	9600.00	8100.00	6600.00	9600.00	8100.00
Comm & Ind Udeveloped Unusable	All	Square Foot		0.15			0.15	
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102006-002	23403-391

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	715.01	715.01	715.01	715.01	715.01	715.01
Comm & Ind Primary	All	Square Foot	22500.00	22500.00	22500.00	22500.00	22500.00	22500.00
Comm & Ind Primary	All	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot	6900.00	6900.00	6900.00	6900.00	6900.00	6900.00
Comm & Ind Udeveloped Usable	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Unusable	All	Square Foot		6900.00			6900.00	
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	715.01	715.01	715.01	715.01	715.01	715.01
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	111600.00	111600.00	111600.00	111600.00	111600.00	111600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	2700.00	2700.00	2700.00	2700.00	2700.00	2700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102007-002	23395

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	4400.00	4400.00	4400.00	4400.00	4400.00	4400.00
Comm & Ind Udeveloped Usable	All	Square Foot	6900.00	12800.00	9850.00	6900.00	12800.00	9850.00
Comm & Ind Udeveloped Usable	All	Acreage	2200.00	2200.00	2200.00	2200.00	2200.00	2200.00
Comm & Ind Udeveloped Unusable	All	Square Foot		12800.00			12800.00	
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102008-002	23492

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	96
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	96
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	900.00	900.00	900.00	900.00	900.00	900.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	180000.00	200000.00	190000.00	180000.00	200000.00	190000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	900.00	900.00	900.00	900.00	900.00	900.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102009-002	23492-390

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	96
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	96
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	900.00	900.00	900.00	900.00	900.00	900.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	52500.00	52500.00	52500.00	52500.00	52500.00	52500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	900.00	900.00	900.00	900.00	900.00	900.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102010-002	23492-395

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	96
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	96
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	900.00	900.00	900.00	900.00	900.00	900.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	180000.00	200000.00	190000.00	180000.00	200000.00	190000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	120000.00	130000.00	125000.00	120000.00	130000.00	125000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	52500.00	60000.00	56250.00	52500.00	60000.00	56250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	900.00	900.00	900.00	900.00	900.00	900.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102012-002	23493

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	145

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102013-002	23493-390

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	145

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	52500.00	75000.00	63750.00	52500.00	75000.00	63750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7102014-001	7102014

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	145

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	150000.00	138750.00	127500.00	150000.00	138750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	35000.00	26500.00	18000.00	35000.00	26500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	111600.00	111600.00	111600.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102014-002	23493-395

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	163
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	145

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	150000.00	138750.00	127500.00	150000.00	138750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	35000.00	26500.00	18000.00	35000.00	26500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	111600.00	111600.00	111600.00	111600.00	111600.00	111600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102015-002	23493-411

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	145

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102016-002	23506-339

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	68
Res Avg Lot Depth:	146
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	68
C/I Avg Lot Depth:	146

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	733.90	733.90	733.90	733.90	733.90	733.90
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage				18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage				1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	733.90	733.90	733.90	733.90	733.90	733.90
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7102018-001	7102018-001

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	68
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	68
C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	736.74	736.74	736.74	736.74	736.74	736.74
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	736.74	736.74	736.74	707.98	707.98	707.98
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102018-002	23508-510R

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	567
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	68
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	68
C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	736.74	736.74	736.74	736.74	736.74	736.74
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	736.74	736.74	736.74	736.74	736.74	736.74
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102020-002	23508A-225

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	57
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	707.98	707.98	707.98	707.98	707.98	707.98
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	707.98	707.98	707.98	707.98	707.98	707.98
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102021-002	23509-129

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	544
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	69
Res Avg Lot Depth:	117
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	69
C/I Avg Lot Depth:	117

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	783.19	783.19	783.19	783.19	783.19	783.19
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	783.19	783.19	783.19	783.19	783.19	783.19
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	130300.00	130300.00	130300.00	130300.00	130300.00	130300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102022-002	23510-140

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	178
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	99
Res Avg Lot Depth:	144
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	99
C/I Avg Lot Depth:	144

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	660.14	660.14	660.14	660.14	660.14	660.14
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	660.14	660.14	660.14	660.14	660.14	660.14
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102023-002	235103-223

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage				18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage				1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	33500.00	33500.00	33500.00	33500.00	33500.00	33500.00
Residential Rural Homesite	Good	Acreage	33500.00	33500.00	33500.00	33500.00	33500.00	33500.00
Residential Rural Homesite	Average	Acreage	33500.00	33500.00	33500.00	33500.00	33500.00	33500.00
Residential Rural Homesite	Fair	Acreage	33500.00	33500.00	33500.00	33500.00	33500.00	33500.00
Residential Rural Homesite	Poor	Acreage	33500.00		33500.00	33500.00		33500.00
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102024-002	23511-210

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	288
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	93
	Res Avg Lot Depth:	133
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	93
	C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	692.43	692.43	692.43	692.43	692.43	692.43
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	692.43	692.43	692.43	692.43	692.43	692.43
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102025-002	23511-235

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	97
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	97
C/I Avg Lot Depth:	153

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot				640.92	640.92	640.92
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot				640.92	640.92	640.92
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102027-002	23511-330

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	84
Res Avg Lot Depth:	142
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	84
C/I Avg Lot Depth:	142

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	692.43	692.43	692.43	692.43	692.43	692.43
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	692.43	692.43	692.43	692.43	692.43	692.43
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7102028-001	23513-132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	602.86	602.86	602.86	602.86	602.86	602.86
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	602.86	602.86	602.86	602.86	602.86	602.86
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102028-002	23513-132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	125
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	602.86	602.86	602.86	602.86	602.86	602.86
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	602.86	602.86	602.86	602.86	602.86	602.86
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7102029-023	23514

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	83
Res Avg Lot Depth:	144
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	83
C/I Avg Lot Depth:	144

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	151.00	75.50	0.00	151.00	75.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	151.00	75.50	0.00	151.00	75.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	19300.00	19300.00	19300.00	19300.00	19300.00	19300.00
Residential Rural Homesite	Good	Acreage	19300.00	19300.00	19300.00	19300.00	19300.00	19300.00
Residential Rural Homesite	Average	Acreage	19300.00	19300.00	19300.00	19300.00	19300.00	19300.00
Residential Rural Homesite	Fair	Acreage	19300.00	19300.00	19300.00	19300.00	19300.00	19300.00
Residential Rural Homesite	Poor	Acreage	19300.00		19300.00	19300.00		19300.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102030-002	23514-145

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	275
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	96
Res Avg Lot Depth:	146
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	96
C/I Avg Lot Depth:	146

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	667.09	667.09	667.09	667.09	667.09	667.09
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	667.09	667.09	667.09	667.09	667.09	667.09
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102032-002	23514-315

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	94
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	94
C/I Avg Lot Depth:	148

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	674.47	674.47	674.47	674.47	674.47	674.47
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	674.47	674.47	674.47	674.47	674.47	674.47
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102034-002	23515

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	89
Res Avg Lot Depth:	149
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	89
C/I Avg Lot Depth:	149

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	140.00	70.00	692.43	692.43	692.43
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	140.00	70.00	692.43	692.43	692.43
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102035-002	23515-204

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	260
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	89
Res Avg Lot Depth:	149
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	89
C/I Avg Lot Depth:	149

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	6760.00	6760.00	6760.00	6760.00	6760.00	6760.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	6760.00	6760.00	6760.00	6760.00	6760.00	6760.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33500.00	33500.00	33500.00	33500.00	33500.00	33500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102036-002	23515-211

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	409
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	97
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	97
C/I Avg Lot Depth:	153

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	640.92	640.92	640.92	640.92	640.92	640.92
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	640.92	640.92	640.92	640.92	640.92	640.92
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102037-002	23515-328

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	93
Res Avg Lot Depth:	193
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	93
C/I Avg Lot Depth:	193

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	803.16	803.16	803.16	803.16	803.16	803.16
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	803.16	803.16	803.16	803.16	803.16	803.16
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102039-002	23517-361

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	28
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	154
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	154

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	779.17	779.17	779.17	779.17	779.17	779.17
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	779.17	779.17	779.17	779.17	779.17	779.17
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102040-002	23519-306

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	91
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	116
Res Avg Lot Depth:	152
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	116
C/I Avg Lot Depth:	152

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	158.00	689.65	423.83	158.00	689.65	423.83
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	158.00	689.65	423.83	158.00	689.65	423.83
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	134000.00	134000.00	134000.00	134000.00	134000.00	134000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102042-002	23526-224

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	84
Res Avg Lot Depth:	217
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	84
C/I Avg Lot Depth:	217

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	869.51	869.51	869.51	869.51	869.51	869.51
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	869.51	869.51	869.51	869.51	869.51	869.51
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102044-002	23527-373

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	41
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	115
Res Avg Lot Depth:	171
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	115
C/I Avg Lot Depth:	171

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	679.84	679.84	679.84	679.84	679.84	679.84
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	679.84	679.84	679.84	679.84	679.84	679.84
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102046-002	23528-317

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	72
Res Avg Lot Depth:	144
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	72
C/I Avg Lot Depth:	144

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	751.96	751.96	751.96	751.96	751.96	751.96
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	751.96	751.96	751.96	751.96	751.96	751.96
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102048-002	23528-376

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	168
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	99
Res Avg Lot Depth:	147
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	99
C/I Avg Lot Depth:	147

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	907.17	907.17	907.17	907.17	907.17	907.17
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	907.17	907.17	907.17	907.17	907.17	907.17
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	159700.00	159700.00	159700.00	159700.00	159700.00	159700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7102050-001	23608 C175

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	141
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	141
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	450.00	507.72	478.86	450.00	507.72	478.86
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	26250.00	13125.00	0.00	26250.00	13125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	450.00	507.72	478.86	450.00	507.72	478.86
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102050-002	23608 C175

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	71
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	141
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	141
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	450.00	507.72	478.86	450.00	507.72	478.86
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	26250.00	13125.00	0.00	26250.00	13125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	450.00	507.72	478.86	450.00	507.72	478.86
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102053-002	23608-395 R100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	89
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	89
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102054-002	23808-395 C150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	92
Res Avg Lot Depth:	152
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	92
C/I Avg Lot Depth:	152

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	95.00	95.00	95.00	95.00	95.00	95.00
Comm & Ind Primary	All	Square Foot	0.00	16660.00	8330.00	0.00	16660.00	8330.00
Comm & Ind Primary	All	Acreage	16660.00	16660.00	16660.00	16660.00	16660.00	16660.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8150.00	8150.00	8150.00	8150.00	8150.00	8150.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage				1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	95.00	95.00	95.00	95.00	95.00	95.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102056-002	235553-221

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	168
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	180

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	4270.00	4270.00	4270.00	4270.00	4270.00	4270.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	4270.00	4270.00	4270.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102060-002	LAFAYETTE FALLS

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	78
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	152
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	152

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	654.35	654.35	654.35	654.35	654.35	654.35
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	654.35	654.35	654.35	654.35	654.35	654.35
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102062-002	LAFAYETTE FALLS-VILLA

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	84
Res Avg Lot Depth:	151
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	84
C/I Avg Lot Depth:	151

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	740.32	740.32	740.32	740.32	740.32	740.32
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	740.32	740.32	740.32	740.32	740.32	740.32
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102063-002	LAFAYETTE FALLS-378

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	225
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	87
Res Avg Lot Depth:	152
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	87
C/I Avg Lot Depth:	152

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	659.29	659.29	659.29	659.29	659.29	659.29
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	659.29	659.29	659.29	659.29	659.29	659.29
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102067-002	HIDDEN CREEK-363

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	99
Res Avg Lot Depth:	156
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	99
C/I Avg Lot Depth:	156

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	633.44	633.44	633.44	633.44	633.44	633.44
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	633.44	633.44	633.44	633.44	633.44	633.44
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109500.00	109500.00	109500.00	109500.00	109500.00	109500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7102068-002	HIDDEN CREEK-399

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	88
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	88
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7102404-003	40+ Family Apartment Invest-003
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 1
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 0
			Res Avg Lot Depth: 0
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 0
			C/I Avg Lot Depth: 0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7102432-005	Lake Shore

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7102442-003	Medical Offices Non-Investment-003
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 1
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 85
			Res Avg Lot Depth: 124
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 85
			C/I Avg Lot Depth: 124

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot	0.00	127500.00	63750.00	0.00	127500.00	63750.00
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot	0.00	75000.00	37500.00	0.00	75000.00	37500.00
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.00	26250.00	13125.00	0.00	26250.00	13125.00
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot		26250.00			26250.00	
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7102446-003	Office Buildings Investment
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 1
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 45
			Res Avg Lot Depth: 120
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 45
			C/I Avg Lot Depth: 120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	200000.00	200000.00	200000.00	200000.00	200000.00	200000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	900.00	900.00	900.00	900.00	900.00	900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7102448-003	Office Building Non Investment
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 2
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 96
			Res Avg Lot Depth: 146
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 96
			C/I Avg Lot Depth: 146

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	153.00	153.00	153.00	153.00	153.00	153.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	153.00	153.00	153.00	153.00	153.00	153.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7102451-003	Service Station Investment-003

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	1
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	140
	Res Avg Lot Depth:	113
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	140
	C/I Avg Lot Depth:	113

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7102452-003	Service Stations Investment
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 6
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 140
			Res Avg Lot Depth: 130
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 140
			C/I Avg Lot Depth: 130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	600.00	375.00	150.00	600.00	375.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	600.00	375.00	150.00	600.00	375.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7102454-003	Auto Sales and Service Invest
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 1
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 140
			Res Avg Lot Depth: 113
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 140
			C/I Avg Lot Depth: 113

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7102455-003	Investment Commercial Garage-003
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 1
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 140
			Res Avg Lot Depth: 113
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 140
			C/I Avg Lot Depth: 113

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	450.00	225.00	0.00	450.00	225.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	180000.00	180000.00	180000.00	180000.00	180000.00	180000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	120000.00	120000.00	120000.00	120000.00	120000.00	120000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	52500.00	52500.00	52500.00	52500.00	52500.00	52500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	450.00	225.00	0.00	450.00	225.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7102463-003	Specialty Property Non-Invest-003

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	4
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	70
	Res Avg Lot Depth:	140
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	70
	C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	4.59	4.59	4.59	4.59	4.59	4.59
Comm & Ind Primary	All	Acreage	200000.00	200000.00	200000.00	200000.00	200000.00	200000.00
Comm & Ind Secondary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Secondary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Udeveloped Usable	All	Square Foot	1.38	1.38	1.38	1.38	1.38	1.38
Comm & Ind Udeveloped Usable	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Unusable	All	Square Foot		1.38			1.38	
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7102465-003	Specialty Property Non Invest.
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 1
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 140
			Res Avg Lot Depth: 113
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 140
			C/I Avg Lot Depth: 113

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7102481-003	Comm Mini Warehouse Investment
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 3
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 140
			Res Avg Lot Depth: 113
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 140
			C/I Avg Lot Depth: 113

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	450.00	225.00	0.00	450.00	225.00
Comm & Ind Primary	All	Square Foot	0.00	127500.00	63750.00	0.00	127500.00	63750.00
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot	0.00	75000.00	37500.00	0.00	75000.00	37500.00
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.00	6900.00	3450.00	0.00	6900.00	3450.00
Comm & Ind Udeveloped Usable	All	Acreage	17500.00	26250.00	21875.00	17500.00	26250.00	21875.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.00	6900.00	750.00	0.00	6900.00	750.00
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	450.00	225.00	0.00	450.00	225.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	500.00	500.00	500.00	500.00	500.00	500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7102494-003	Exempt-003

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	32
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7102500-003	Meadowbrook Farms

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	89
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	89
C/I Avg Lot Depth:	148

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	51.00	51.00	51.00	51.00	51.00	51.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	51.00	51.00	51.00	51.00	51.00	51.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20400.00	20400.00	20400.00	20400.00	20400.00	20400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7102551-003	Waterford Condos

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	202
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	119
Res Avg Lot Depth:	179
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	119
C/I Avg Lot Depth:	179

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	127500.00	127500.00	127500.00	127500.00	127500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	26250.00	26250.00	26250.00	26250.00	26250.00	26250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	127500.00	127500.00	127500.00	127500.00	127500.00	127500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7102600-003	Exempt

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	28
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	140
Res Avg Lot Depth:	113
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	113

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20500.00	20500.00	20500.00	20500.00	20500.00	20500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7102600-004	Exempt

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	140
Res Avg Lot Depth:	113
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	113

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20500.00	20500.00	20500.00	20500.00	20500.00	20500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103002-003	02403-281

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00			
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9000.00	12800.00	10900.00	9000.00	12800.00	10900.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00			
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103003-003	02403-292

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103006-003	02492-292

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	33
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	900.00	450.00	549.41	549.41	549.41
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	180000.00	200000.00	190000.00	180000.00	200000.00	190000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	120000.00	130000.00	125000.00	120000.00	130000.00	125000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	52500.00	60000.00	56250.00	52500.00	60000.00	56250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103007-003	IVY QUAD

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	60
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	140
Res Avg Lot Depth:	113
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	113

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot	105000.00	127500.00	116250.00	105000.00	127500.00	116250.00
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot	0.00	75000.00	37500.00	0.00	75000.00	37500.00
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.00	26250.00	13125.00	0.00	26250.00	13125.00
Comm & Ind Udeveloped Usable	All	Acreage	17500.00	26250.00	21875.00	17500.00	26250.00	21875.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.00	26250.00	750.00	0.00	26250.00	750.00
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	19000.00	352400.00	185700.00	19000.00	352400.00	185700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103021-003	7103021

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	127
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7103021-004	02493

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103031-003	02494-298

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	95
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	225.00	112.50	0.00	225.00	112.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	12500.00	11300.00	10100.00	12500.00	11300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	225.00	112.50	0.00	225.00	112.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103032-003	02495

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	100.00	50.00	0.00	100.00	50.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	6800.00	6800.00	6800.00	6800.00	6800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	100.00	50.00	0.00	100.00	50.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103033-003	Bradford Shores Ashford Hills

Comments:
Combined all Ashford Hills and Bradford Shores vac & imp MK21-22

Neighborhood Factor:	1.0000
Total Parcels:	153
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	256
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	256

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1727.14	1727.14	1727.14	1727.14	1727.14	1727.14
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	62500.00	40250.00	18000.00	62500.00	40250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5625.00	6800.00	6212.50	5625.00	6800.00	6212.50
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1727.14	1727.14	1727.14	1727.14	1727.14	1727.14
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	251300.00	251300.00	251300.00	251300.00	251300.00	251300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103034-003	02501

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	721
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	181
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	181

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	549.41	549.41	549.41	549.41	549.41	549.41
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	549.41	549.41	549.41	549.41	549.41	549.41
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76200.00	76200.00	76200.00	76200.00	76200.00	76200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103035-003	02502-Rental-003

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	112
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	181
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	181

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	549.41	549.41	549.41	549.41	549.41	549.41
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	549.41	549.41	549.41	549.41	549.41	549.41
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76200.00	76200.00	76200.00	76200.00	76200.00	76200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7103035-004	02502-Rental-004

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	181
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	181

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	549.41	549.41	549.41	549.41	549.41	549.41
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	549.41	549.41	549.41	549.41	549.41	549.41
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76200.00	76200.00	76200.00	76200.00	76200.00	76200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	INDIAN VILLAGE (CLAY)	7103035-006	02502-Rental-006

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	181
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	181

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	549.41	549.41	549.41	549.41	549.41	549.41
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	549.41	549.41	549.41	549.41	549.41	549.41
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76200.00	76200.00	76200.00	76200.00	76200.00	76200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	ROSELAND (CLAY)	7103035-007	02502-Rental-007

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	181
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	181

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	549.41	549.41	549.41	549.41	549.41	549.41
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	549.41	549.41	549.41	549.41	549.41	549.41
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76200.00	76200.00	76200.00	76200.00	76200.00	76200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103036-003	02502-234 R200

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	97
Res Avg Lot Depth:	235
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	97
C/I Avg Lot Depth:	235

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	77.00	77.00	77.00	77.00	77.00	77.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	77.00	77.00	77.00	77.00	77.00	77.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Residential Rural Homesite	Good	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Residential Rural Homesite	Average	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Residential Rural Homesite	Fair	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Residential Rural Homesite	Poor	Acreage	19000.00		19000.00	19000.00		19000.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103037-003	Wedgwood Park and Claffey's 3rd

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	257
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	146
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	146

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	659.26	659.26	659.26	659.26	659.26	659.26
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	659.26	659.26	659.26	659.26	659.26	659.26
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	112300.00	112300.00	112300.00	112300.00	112300.00	112300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103038-003	Knollwood West

Comments:
Stratified from 7103039 MK 21-22

Neighborhood Factor:	1.0000
Total Parcels:	248
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	124
Res Avg Lot Depth:	161
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	124
C/I Avg Lot Depth:	161

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	583.90	583.90	583.90	583.90	583.90	583.90
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	583.90	583.90	583.90	583.90	583.90	583.90
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	105600.00	105600.00	105600.00	105600.00	105600.00	105600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103039-003	Knollwood

Comments:
Stratified MK 21-22

Neighborhood Factor:	1.0000
Total Parcels:	340
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	118
Res Avg Lot Depth:	159
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	118
C/I Avg Lot Depth:	159

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	594.04	594.04	594.04	594.04	594.04	594.04
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	594.04	594.04	594.04	594.04	594.04	594.04
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	105000.00	105000.00	105000.00	105000.00	105000.00	105000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103040-003	02505

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	183
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	114
Res Avg Lot Depth:	171
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	114
C/I Avg Lot Depth:	171

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	982.29	982.29	982.29	982.29	982.29	982.29
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	982.29	982.29	982.29	982.29	982.29	982.29
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	168000.00	168000.00	168000.00	168000.00	168000.00	168000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103041-003	02505-197

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	87
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	121
Res Avg Lot Depth:	211
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	121
C/I Avg Lot Depth:	211

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1324.77	1324.77	1324.77	1324.77	1324.77	1324.77
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1324.77	1324.77	1324.77	1324.77	1324.77	1324.77
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	193200.00	193200.00	193200.00	193200.00	193200.00	193200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103043-003	02506-198

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	225
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	123
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	123
C/I Avg Lot Depth:	170

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	709.46	709.46	709.46	709.46	709.46	709.46
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	709.46	709.46	709.46	709.46	709.46	709.46
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	126000.00	126000.00	126000.00	126000.00	126000.00	126000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103044-003	02507

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	344
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	103
Res Avg Lot Depth:	137
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	103
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	695.04	695.04	695.04	695.04	695.04	695.04
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	695.04	695.04	695.04	695.04	695.04	695.04
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20500.00	129600.00	75050.00	20500.00	129600.00	75050.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7103045-004	02507-Rental

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	103
Res Avg Lot Depth:	137
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	103
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	695.04	347.52	0.00	695.04	347.52
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	695.04	347.52	0.00	695.04	347.52
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	129600.00	129600.00	129600.00	129600.00	129600.00	129600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103046-003	02508

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	20
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	220
Res Avg Lot Depth:	197
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	220
C/I Avg Lot Depth:	197

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	120.00	60.00	0.00	120.00	60.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	120.00	60.00	0.00	120.00	60.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	19000.00	20500.00	19750.00	19000.00	20500.00	19750.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Rural Homesite	Good	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Rural Homesite	Average	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Rural Homesite	Fair	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Rural Homesite	Poor	Acreage	22000.00		22000.00	22000.00		22000.00
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103047-003	Forest Hills Pk/W Williamsburg

Comments:
Combined Forest Hills Park, Forest Hill West and Williamsburg MK21-22

Neighborhood Factor:	1.0000
Total Parcels:	236
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	113
Res Avg Lot Depth:	161
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	113
C/I Avg Lot Depth:	161

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	573.52	573.52	573.52	573.52	573.52	573.52
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	573.52	573.52	573.52	573.52	573.52	573.52
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20500.00	99100.00	59800.00	20500.00	99100.00	59800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103048-003	02509

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	102
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	193
Res Avg Lot Depth:	221
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	193
C/I Avg Lot Depth:	221

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1582.78	1582.78	1582.78	1582.78	1582.78	1582.78
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1582.78	1582.78	1582.78	1582.78	1582.78	1582.78
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	305600.00	305600.00	305600.00	305600.00	305600.00	305600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103049-003	Newer Homes Hhock Iwood

Comments:
Stratified from 7103037 (2001?), Added Spring Mill, Audobon Woods, and Woodbridge Villas MK21-22

Neighborhood Factor:	1.0000
Total Parcels:	134
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	119
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	119
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1341.79	1341.79	1341.79	1341.79	1341.79	1341.79
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1341.79	1341.79	1341.79	1341.79	1341.79	1341.79
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	210000.00	210000.00	210000.00	210000.00	210000.00	210000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103050-003	Geo.townN Cloverleaf SableRdg

Comments:
Combined Georgetown North, Cloverleaf Farms, and Sable Ridge Vacant and Improved MK 21-22

Neighborhood Factor:	1.0000
Total Parcels:	331
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	77
Res Avg Lot Depth:	155
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	77
C/I Avg Lot Depth:	155

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1242.68	1242.68	1242.68	1242.68	1242.68	1242.68
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1242.68	1242.68	1242.68	1242.68	1242.68	1242.68
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	186300.00	186300.00	186300.00	186300.00	186300.00	186300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	CENTRE TOWNSHIP	7103051-001	7103051-001

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	132
Res Avg Lot Depth:	205
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	132
C/I Avg Lot Depth:	205

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	756.82	756.82	756.82	756.82	756.82	756.82
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	756.82	756.82	756.82	756.82	756.82	756.82
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17000.00	115400.00	66200.00	17000.00	17000.00	17000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103051-003	02511

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	246
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	132
Res Avg Lot Depth:	205
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	132
C/I Avg Lot Depth:	205

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	756.82	756.82	756.82	756.82	756.82	756.82
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	756.82	756.82	756.82	756.82	756.82	756.82
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17000.00	115400.00	66200.00	17000.00	115400.00	66200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103052-003	02512

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	81
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	127
Res Avg Lot Depth:	169
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	127
C/I Avg Lot Depth:	169

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1957.26	1957.26	1957.26	1957.26	1957.26	1957.26
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1957.26	1957.26	1957.26	1957.26	1957.26	1957.26
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17000.00	329300.00	173150.00	17000.00	329300.00	173150.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103053-003	02512-254

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	24
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	157
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	711.53	711.53	711.53	711.53	711.53	711.53
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	711.53	711.53	711.53	711.53	711.53	711.53
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	117100.00	117100.00	117100.00	117100.00	117100.00	117100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103055-003	02512-256

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	216
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	711.53	711.53	711.53	711.53	711.53	711.53
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	711.53	711.53	711.53	711.53	711.53	711.53
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	117100.00	117100.00	117100.00	117100.00	117100.00	117100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103056-003	02513-200

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	222
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	181
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	181

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1500.19	1500.19	1500.19	1500.19	1500.19	1500.19
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1500.19	1500.19	1500.19	1500.19	1500.19	1500.19
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	222800.00	222800.00	222800.00	222800.00	222800.00	222800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103058-003	02514-201

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	302
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	163
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	163

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	678.42	678.42	678.42	678.42	678.42	678.42
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	678.42	678.42	678.42	678.42	678.42	678.42
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	115500.00	115500.00	115500.00	115500.00	115500.00	115500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103060-003	Geo.town CoVlg CarHills Swood

Comments:
Combined Georgetown, Country Village, Carriage Hills, and Sandalwood Villas MK 21-22

Neighborhood Factor:	1.0000
Total Parcels:	554
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	88
Res Avg Lot Depth:	124
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	88
C/I Avg Lot Depth:	124

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	890.35	890.35	890.35	890.35	890.35	890.35
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	890.35	890.35	890.35	890.35	890.35	890.35
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	151900.00	151900.00	151900.00	151900.00	151900.00	151900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103061-003	02516

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	122
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	185
Res Avg Lot Depth:	221
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	185
C/I Avg Lot Depth:	221

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1582.78	1582.78	1582.78	1582.78	1582.78	1582.78
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1582.78	1582.78	1582.78	1582.78	1582.78	1582.78
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	305600.00	305600.00	305600.00	305600.00	305600.00	305600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103062-003	02516-203

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	384
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	174
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	174

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	801.54	801.54	801.54	801.54	801.54	801.54
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	801.54	801.54	801.54	801.54	801.54	801.54
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	124500.00	124500.00	124500.00	124500.00	124500.00	124500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103063-003	02517

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	272
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	107
Res Avg Lot Depth:	215
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	107
C/I Avg Lot Depth:	215

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	659.71	659.71	659.71	659.71	659.71	659.71
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	659.71	659.71	659.71	659.71	659.71	659.71
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	93000.00	93000.00	93000.00	93000.00	93000.00	93000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103064-003	Brick Lily Cleveland Hollyhock

Comments:
Combined 7103064 & 7102500 (misnumbered) vac & imp MK 21-22

Neighborhood Factor:	1.0000
Total Parcels:	298
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	74
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	74
C/I Avg Lot Depth:	136

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	475.91	475.91	475.91	475.91	475.91	475.91
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	475.91	475.91	475.91	475.91	475.91	475.91
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67700.00	67700.00	67700.00	67700.00	67700.00	67700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103065-003	02519

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	459
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	84
Res Avg Lot Depth:	172
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	84
C/I Avg Lot Depth:	172

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	637.32	637.32	637.32	637.32	637.32	637.32
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	637.32	637.32	637.32	637.32	637.32	637.32
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	89800.00	89800.00	89800.00	89800.00	89800.00	89800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103066-003	02520

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	298
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	113
Res Avg Lot Depth:	222
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	113
C/I Avg Lot Depth:	222

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	602.12	602.12	602.12	602.12	602.12	602.12
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	602.12	602.12	602.12	602.12	602.12	602.12
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	19000.00	85100.00	52050.00	19000.00	85100.00	52050.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103068-003	02521-238

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	69
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	124
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	124
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	539.52	539.52	539.52	539.52	539.52	539.52
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	539.52	539.52	539.52	539.52	539.52	539.52
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	82100.00	82100.00	82100.00	82100.00	82100.00	82100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103070-003	02522-229

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	287
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	106
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	106
C/I Avg Lot Depth:	148

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	619.05	619.05	619.05	619.05	619.05	619.05
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	619.05	619.05	619.05	619.05	619.05	619.05
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	110700.00	110700.00	110700.00	110700.00	110700.00	110700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103072-003	02524-205

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	419
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	106
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	106
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	812.26	812.26	812.26	812.26	812.26	812.26
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	812.26	812.26	812.26	812.26	812.26	812.26
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	126600.00	126600.00	126600.00	126600.00	126600.00	126600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103074-003	02525-224

Comments:
Added parcels along 23 b/t Douglas and Juday Lake/Creek, combined with vacant MK 21-22

Neighborhood Factor:	1.0000
Total Parcels:	765
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	115
Res Avg Lot Depth:	187
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	115
C/I Avg Lot Depth:	187

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	692.06	692.06	692.06	692.06	692.06	692.06
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	692.06	692.06	692.06	692.06	692.06	692.06
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	104300.00	104300.00	104300.00	104300.00	104300.00	104300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103075-003	02526

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	79
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	103
Res Avg Lot Depth:	186
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	103
C/I Avg Lot Depth:	186

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	523.89	523.89	523.89	523.89	523.89	523.89
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	523.89	523.89	523.89	523.89	523.89	523.89
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	77900.00	77900.00	77900.00	77900.00	77900.00	77900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103076-003	02528

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	164
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	87
Res Avg Lot Depth:	162
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	87
C/I Avg Lot Depth:	162

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1154.11	1154.11	1154.11	1154.11	1154.11	1154.11
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1154.11	1154.11	1154.11	1154.11	1154.11	1154.11
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	166600.00	166600.00	166600.00	166600.00	166600.00	166600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103077-003	02528-176

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	249
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	87
Res Avg Lot Depth:	162
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	87
C/I Avg Lot Depth:	162

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1154.11	1154.11	1154.11	1154.11	1154.11	1154.11
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	1154.11	1154.11	1154.11	1154.11	1154.11	1154.11
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	166600.00	166600.00	166600.00	166600.00	166600.00	166600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103082-003	02530

Comments:
Combined 7103130 and 7103052 S of 23 and Willowbrook Add vac & imp MK 21-22

Neighborhood Factor:	1.0000
Total Parcels:	245
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	147
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	147

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	796.78	796.78	796.78	796.78	796.78	796.78
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	796.78	796.78	796.78	796.78	796.78	796.78
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	121300.00	121300.00	121300.00	121300.00	121300.00	121300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103083-003	02603

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	783600.00	783600.00	783600.00	783600.00	783600.00	783600.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	15000.00	20000.00	17500.00	15000.00	20000.00	17500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6900.00	6900.00	6900.00	6900.00	6900.00	6900.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage				1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	783600.00	783600.00	783600.00	783600.00	783600.00	783600.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103084-003	02604

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	17500.00	17500.00	17500.00	17500.00	17500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12500.00	12500.00	12500.00	12500.00	12500.00	12500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5250.00	5250.00	5250.00	5250.00	5250.00	5250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103086-003	4-19 Family Apt Invest 403
Comments:			Neighborhood Factor: 1.0000 Total Parcels: 1 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 0 Res Avg Lot Depth: 0 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 0 C/I Avg Lot Depth: 0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	27500.00	29000.00	28250.00	27500.00	29000.00	28250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	12800.00	10600.00	8400.00	12800.00	10600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103087-003	02103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	51.00	25.50	0.00	51.00	25.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	51.00	25.50	0.00	51.00	25.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103089-003	02393

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	549.41	549.41	549.41
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	17700.00	17180.00	16660.00	17700.00	17180.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	8150.00	7375.00	6600.00	8150.00	7375.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	549.41	549.41	549.41
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103091-003	02601A-281

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00			
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	19600.00	18130.00	16660.00	19600.00	18130.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11660.00	13700.00	12680.00	11660.00	13700.00	12680.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	26300.00	26300.00	26300.00	26300.00	26300.00	26300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage				1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00			
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103092-003	FARM-003

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot	1.38	1.38	1.38	1.38	1.38	1.38
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot		0.41			0.41	
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7103092-005	FARM-005

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot	1.38	1.38	1.38	1.38	1.38	1.38
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot		0.41			0.41	
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103093-003	FARMINGTON HILLS

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	127
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	84
Res Avg Lot Depth:	149
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	84
C/I Avg Lot Depth:	149

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	985.11	985.11	985.11	985.11	985.11	985.11
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	985.11	985.11	985.11	985.11	985.11	985.11
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	159900.00	159900.00	159900.00	159900.00	159900.00	159900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103095-003	02501V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	226
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	181
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	181

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	549.41	549.41	549.41	549.41	549.41	549.41
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	549.41	549.41	549.41	549.41	549.41	549.41
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76200.00	76200.00	76200.00	76200.00	76200.00	76200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103097-003	7103103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	97
Res Avg Lot Depth:	235
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	97
C/I Avg Lot Depth:	235

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	77.00	38.50	0.00	77.00	38.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	77.00	38.50	0.00	77.00	38.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7103097-026	02502V R200

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	97
Res Avg Lot Depth:	235
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	97
C/I Avg Lot Depth:	235

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	77.00	38.50	0.00	77.00	38.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	77.00	38.50	0.00	77.00	38.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103099-003	02504V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	116
Res Avg Lot Depth:	162
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	116
C/I Avg Lot Depth:	162

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	594.04	297.02	0.00	594.04	297.02
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	594.04	297.02	0.00	594.04	297.02
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	105000.00	105000.00	105000.00	105000.00	105000.00	105000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103100-003	02505V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	114
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	114
C/I Avg Lot Depth:	141

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	982.29	982.29	982.29	982.29	982.29	982.29
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	982.29	982.29	982.29	982.29	982.29	982.29
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	168000.00	168000.00	168000.00	168000.00	168000.00	168000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103101-003	02506V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	114
Res Avg Lot Depth:	259
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	114
C/I Avg Lot Depth:	259

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	79.00	39.50	0.00	79.00	39.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	79.00	39.50	0.00	79.00	39.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103102-003	02507V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	103
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	103
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	695.04	695.04	695.04	695.04	695.04	695.04
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	695.04	695.04	695.04	695.04	695.04	695.04
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	129600.00	129600.00	129600.00	129600.00	129600.00	129600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103103-003	02508V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	113
Res Avg Lot Depth:	161
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	113
C/I Avg Lot Depth:	161

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	573.52	573.52	573.52	573.52	573.52	573.52
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	573.52	573.52	573.52	573.52	573.52	573.52
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	99100.00	99100.00	99100.00	99100.00	99100.00	99100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103104-003	02509V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	193
Res Avg Lot Depth:	221
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	193
C/I Avg Lot Depth:	221

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1582.78	1582.78	1582.78	1582.78	1582.78	1582.78
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1582.78	1582.78	1582.78	1582.78	1582.78	1582.78
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	305600.00	305600.00	305600.00	305600.00	305600.00	305600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103105-003	02510V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	88
Res Avg Lot Depth:	149
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	88
C/I Avg Lot Depth:	149

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	1242.68	683.84	125.00	1242.68	683.84
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	125.00	1242.68	683.84	125.00	1242.68	683.84
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	186300.00	186300.00	186300.00	186300.00	186300.00	186300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103106-003	02511V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	132
Res Avg Lot Depth:	205
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	132
C/I Avg Lot Depth:	205

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	756.82	756.82	756.82	756.82	756.82	756.82
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	756.82	756.82	756.82	756.82	756.82	756.82
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	115400.00	115400.00	115400.00	115400.00	115400.00	115400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103107-003	02512V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	127
Res Avg Lot Depth:	169
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	127
C/I Avg Lot Depth:	169

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1957.26	1957.26	1957.26	1957.26	1957.26	1957.26
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1957.26	1957.26	1957.26	1957.26	1957.26	1957.26
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	329300.00	329300.00	329300.00	329300.00	329300.00	329300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103108-003	02513V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	181
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	181

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1500.19	1500.19	1500.19	1500.19	1500.19	1500.19
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1500.19	1500.19	1500.19	1500.19	1500.19	1500.19
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	222800.00	222800.00	222800.00	222800.00	222800.00	222800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103109-003	02515V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	88
Res Avg Lot Depth:	124
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	88
C/I Avg Lot Depth:	124

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	890.35	890.35	890.35	890.35	890.35	890.35
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	890.35	890.35	890.35	890.35	890.35	890.35
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	151900.00	151900.00	151900.00	151900.00	151900.00	151900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103110-003	02516V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	174
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	174

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	801.54	801.54	801.54	801.54	801.54	801.54
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	801.54	801.54	801.54	801.54	801.54	801.54
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	124500.00	124500.00	124500.00	124500.00	124500.00	124500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103111-003	02517V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	58
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	107
Res Avg Lot Depth:	215
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	107
C/I Avg Lot Depth:	215

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	659.71	659.71	659.71	659.71	659.71	659.71
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	659.71	659.71	659.71	659.71	659.71	659.71
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	93000.00	93000.00	93000.00	93000.00	93000.00	93000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103112-003	Darden Hhock Cleve Emmons

Comments:
Combined 7102501 & 7102502 vac & Imp, old nbhds were misnumbered MK 21-22

Neighborhood Factor:	1.0000
Total Parcels:	267
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	114
Res Avg Lot Depth:	259
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	114
C/I Avg Lot Depth:	259

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	528.82	528.82	528.82	528.82	528.82	528.82
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	528.82	528.82	528.82	528.82	528.82	528.82
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	70200.00	70200.00	70200.00	70200.00	70200.00	70200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103113-003	02519V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	53
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	84
Res Avg Lot Depth:	172
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	84
C/I Avg Lot Depth:	172

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	637.32	637.32	637.32	637.32	637.32	637.32
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	637.32	637.32	637.32	637.32	637.32	637.32
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	89800.00	89800.00	89800.00	89800.00	89800.00	89800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103114-003	02520V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	33
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	113
Res Avg Lot Depth:	222
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	113
C/I Avg Lot Depth:	222

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	602.12	602.12	602.12	602.12	602.12	602.12
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	602.12	602.12	602.12	602.12	602.12	602.12
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	85100.00	85100.00	85100.00	85100.00	85100.00	85100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103115-003	02521V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	246
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	246

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	539.52	269.76	0.00	539.52	269.76
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	539.52	269.76	0.00	539.52	269.76
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	82100.00	82100.00	82100.00	82100.00	82100.00	82100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103116-003	02522V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	106
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	106
C/I Avg Lot Depth:	148

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	619.05	619.05	619.05	619.05	619.05	619.05
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage				130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage				60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage				18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage				1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	619.05	619.05	619.05	619.05	619.05	619.05
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	110700.00	110700.00	110700.00	76200.00	76200.00	76200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103117-003	02524V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	41
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	106
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	106
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	812.26	812.26	812.26	812.26	812.26	812.26
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	812.26	812.26	812.26	812.26	812.26	812.26
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	126600.00	126600.00	126600.00	126600.00	126600.00	126600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103118-003	COTTAGES AT PENDLE

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	50
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	54
Res Avg Lot Depth:	158
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	54
C/I Avg Lot Depth:	158

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	3029.49	3029.49	3029.49	3029.49	3029.49	3029.49
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	3029.49	3029.49	3029.49	3029.49	3029.49	3029.49
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	383000.00	383000.00	383000.00	383000.00	383000.00	383000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103120-003	02525V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	69
Res Avg Lot Depth:	211
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	69
C/I Avg Lot Depth:	211

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	692.06	346.03	0.00	692.06	346.03
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	692.06	346.03	0.00	692.06	346.03
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	104300.00	104300.00	104300.00	104300.00	104300.00	104300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103121-003	02526V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	103
Res Avg Lot Depth:	186
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	103
C/I Avg Lot Depth:	186

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	523.89	523.89	523.89	523.89	523.89	523.89
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	523.89	523.89	523.89	523.89	523.89	523.89
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	77900.00	77900.00	77900.00	77900.00	77900.00	77900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103127-003	02525C

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	80
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	119
Res Avg Lot Depth:	179
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	119
C/I Avg Lot Depth:	179

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103128-003	02528C-213

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	100
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	77
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	77
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1154.11	1830.00	1492.06	1154.11	1830.00	1492.06
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	1154.11	1830.00	1492.06	1154.11	1830.00	1492.06
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103129-003	02516C-215

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	69
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	62
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	62
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1299.72	1299.72	1299.72	1299.72	1299.72	1299.72
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1299.72	1299.72	1299.72	1299.72	1299.72	1299.72
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	219700.00	219700.00	219700.00	219700.00	219700.00	219700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103130-003	02530A

Comments:
Combined 7103130 and 7103082 N of 23 & South of Douglas vac & imp MK 21-22

Neighborhood Factor:	1.0000
Total Parcels:	254
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	151
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	151

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	942.31	942.31	942.31	942.31	942.31	942.31
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	942.31	942.31	942.31	942.31	942.31	942.31
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	126100.00	126100.00	126100.00	126100.00	126100.00	126100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103131-003	02502A

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	106
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	101
Res Avg Lot Depth:	233
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	101
C/I Avg Lot Depth:	233

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	498.89	498.89	498.89	498.89	498.89	498.89
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	498.89	498.89	498.89	498.89	498.89	498.89
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	19000.00	66300.00	42650.00	19000.00	66300.00	42650.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103420-003	Non-Investment Retail 494
Comments:			Neighborhood Factor: 1.0000 Total Parcels: 33 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 52 Res Avg Lot Depth: 160 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 52 C/I Avg Lot Depth: 160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	225.00	112.50	0.00	225.00	112.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	225.00	112.50	0.00	225.00	112.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76200.00	76200.00	76200.00	76200.00	76200.00	76200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	20500.00	20500.00	20500.00	20500.00	20500.00	20500.00
Residential Rural Homesite	Good	Acreage	20500.00	20500.00	20500.00	20500.00	20500.00	20500.00
Residential Rural Homesite	Average	Acreage	20500.00	20500.00	20500.00	20500.00	20500.00	20500.00
Residential Rural Homesite	Fair	Acreage	20500.00	20500.00	20500.00	20500.00	20500.00	20500.00
Residential Rural Homesite	Poor	Acreage	20500.00		20500.00	20500.00		20500.00
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103424-003	Non-Investment Grade Retail-003

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	140
Res Avg Lot Depth:	113
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	113

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7103424-004	Non-Investment Grade Retail-004
Comments:			Neighborhood Factor: 1.0000 Total Parcels: 4 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 140 Res Avg Lot Depth: 113 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 140 C/I Avg Lot Depth: 113

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7103424-005	Non-Investment Grade Retail-005
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 1
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 140
			Res Avg Lot Depth: 113
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 140
			C/I Avg Lot Depth: 113

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	ROSELAND (CLAY)	7103456-007	Parking Lot or Other Structure-007

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	1
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	150
	Res Avg Lot Depth:	100
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	150
	C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	60000.00	55000.00	50000.00	60000.00	55000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	ROSELAND (CLAY)	7103480-007	Commercial Warehouse Investmen
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 4
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 150
			Res Avg Lot Depth: 100
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 150
			C/I Avg Lot Depth: 100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103500-003	AdtlV 02505

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	375
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	375

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	982.29	982.29	982.29	982.29	982.29	982.29
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	982.29	982.29	982.29	982.29	982.29	982.29
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	168000.00	168000.00	168000.00	168000.00	168000.00	168000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103512-003	Darden Clevelnd Hhock Emmons V
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 70
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 58
			Res Avg Lot Depth: 154
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 58
			C/I Avg Lot Depth: 154

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	528.82	528.82	528.82	528.82	528.82	528.82
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	528.82	528.82	528.82	528.82	528.82	528.82
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	70200.00	70200.00	70200.00	70200.00	70200.00	70200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103529-003	Tawny Lake V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1299.72	1299.72	1299.72	1299.72	1299.72	1299.72
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1299.72	1299.72	1299.72	1299.72	1299.72	1299.72
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	219700.00	219700.00	219700.00	219700.00	219700.00	219700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103530-003	02530AV

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	64
Res Avg Lot Depth:	154
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	64
C/I Avg Lot Depth:	154

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	942.31	942.31	942.31	942.31	942.31	942.31
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	942.31	942.31	942.31	942.31	942.31	942.31
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	126100.00	126100.00	126100.00	126100.00	126100.00	126100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103533-003	Bradfrd Shres Ashford Hills V
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 43
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 0
			Res Avg Lot Depth: 0
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 0
			C/I Avg Lot Depth: 0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1727.14	1727.14	1727.14	1727.14	1727.14	1727.14
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	6800.00	6800.00	6800.00	6800.00	6800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1727.14	1727.14	1727.14	1727.14	1727.14	1727.14
Residential Homesite	All	Square Foot	1.15	1.15	1.15	1.15	1.15	1.15
Residential Homesite	All	Acreage	251300.00	251300.00	251300.00	251300.00	251300.00	251300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103539-003	Knollwood V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	121
Res Avg Lot Depth:	163
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	121
C/I Avg Lot Depth:	163

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	594.04	594.04	594.04	594.04	594.04	594.04
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	594.04	594.04	594.04	594.04	594.04	594.04
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	105000.00	105000.00	105000.00	105000.00	105000.00	105000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103549-003	Newer Home Hhock lwood V
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 22
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 119
			Res Avg Lot Depth: 160
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 119
			C/I Avg Lot Depth: 160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1341.79	1341.79	1341.79	1341.79	1341.79	1341.79
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1341.79	1341.79	1341.79	1341.79	1341.79	1341.79
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	210000.00	210000.00	210000.00	210000.00	210000.00	210000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103564-003	Brck Lily Clevelnd Hollyhock V
Comments:			Neighborhood Factor: 1.0000 Total Parcels: 55 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 72 Res Avg Lot Depth: 129 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 72 C/I Avg Lot Depth: 129

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	475.91	475.91	475.91	475.91	475.91	475.91
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	475.91	475.91	475.91	475.91	475.91	475.91
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67700.00	67700.00	67700.00	67700.00	67700.00	67700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7103582-003	02530V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	159
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	159

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	796.78	796.78	796.78	796.78	796.78	796.78
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	796.78	796.78	796.78	796.78	796.78	796.78
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	121300.00	121300.00	121300.00	121300.00	121300.00	121300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7104001-004	24402

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	192400.00	192400.00	192400.00	192400.00	192400.00	192400.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	37300.00	37300.00	37300.00	37300.00	37300.00	37300.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	192400.00	192400.00	192400.00	192400.00	192400.00	192400.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7104003-004	24493

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	164
Res Avg Lot Depth:	335
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	164
C/I Avg Lot Depth:	335

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7104004-004	24493-208

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	164
Res Avg Lot Depth:	335
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	164
C/I Avg Lot Depth:	335

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7104005-004	24493-283

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	164
Res Avg Lot Depth:	335
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	164
C/I Avg Lot Depth:	335

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7104012-004	24493-292

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	164
Res Avg Lot Depth:	335
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	164
C/I Avg Lot Depth:	335

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7104015-004	24494

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	200.00	100.00	0.00	200.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	7500.00	10100.00	8800.00	7500.00	10100.00	8800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	200.00	100.00	0.00	200.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7104017-004	24501-207

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	107
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	66
C/I Avg Lot Depth:	107

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1322.04	1322.04	1322.04	1322.04	1322.04	1322.04
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1322.04	1322.04	1322.04	1322.04	1322.04	1322.04
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	235800.00	235800.00	235800.00	235800.00	235800.00	235800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7104020-004	Creekwood Villas

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	83
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	107
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	66
C/I Avg Lot Depth:	107

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1322.04	1322.04	1322.04	1322.04	1322.04	1322.04
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1322.04	1322.04	1322.04	1322.04	1322.04	1322.04
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	235800.00	235800.00	235800.00	235800.00	235800.00	235800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7104021-004	24530A

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	64
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	64
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	312.00	312.00	312.00	312.00	312.00	312.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	312.00	312.00	312.00	312.00	312.00	312.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7104022-004	24530A-208

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	419
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	69
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	69
C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1060.17	1060.17	1060.17	1060.17	1060.17	1060.17
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1060.17	1060.17	1060.17	1060.17	1060.17	1060.17
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	144400.00	144400.00	144400.00	144400.00	144400.00	144400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7104024-004	24393

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00			
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	17700.00	17180.00	16660.00	17700.00	17180.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	8150.00	7375.00	6600.00	8150.00	7375.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00			
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7104025-003	24601A

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	0.00	130000.00	65000.00	0.00	130000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	18000.00	9000.00	0.00	18000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7104025-004	24601A

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	0.00	130000.00	65000.00	0.00	130000.00	65000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	18000.00	9000.00	0.00	18000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7104027-004	24601A-292

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	20
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	20
C/I Avg Lot Depth:	145

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	130000.00	65000.00	0.00	130000.00	65000.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	130000.00	65000.00	0.00	130000.00	65000.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7104028-004	24501V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	114
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	114
C/I Avg Lot Depth:	122

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	63.00	31.50	0.00	63.00	31.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	63.00	31.50	0.00	63.00	31.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7104029-004	24528V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	69
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	69
C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1060.17	1060.17	1060.17	1060.17	1060.17	1060.17
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	1060.17	1060.17	1060.17	1060.17	1060.17	1060.17
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	144400.00	144400.00	144400.00	144400.00	144400.00	144400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7104030-004	24530V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	30
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	69
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	69
C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1060.17	1060.17	1060.17	1060.17	1060.17	1060.17
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	1060.17	1060.17	1060.17	1060.17	1060.17	1060.17
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	144400.00	144400.00	144400.00	144400.00	144400.00	144400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7104031-004	24528C OakHill Jamison

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	176
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	20
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	20
C/I Avg Lot Depth:	145

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7104033-004	LAUREL WOODS-226

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	104
Res Avg Lot Depth:	126
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	104
C/I Avg Lot Depth:	126

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	63.00	31.50	0.00	63.00	31.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	63.00	31.50	0.00	63.00	31.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7104420-004	Non-Investment Retail-004

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	28
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	164
Res Avg Lot Depth:	335
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	164
C/I Avg Lot Depth:	335

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot				2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot				1.38	1.38	1.38
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot				0.41	0.41	0.41
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot				0.03	0.41	0.03
Comm & Ind Udeveloped Unusable	All	Acreage				1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7104432-008	Hamann Mobile Home Park
Comments:			Neighborhood Factor: 1.0000 Total Parcels: 65 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 0 Res Avg Lot Depth: 0 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 0 C/I Avg Lot Depth: 0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7104433-008	Hollywood Mobile Home Park

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7104550-001	Irish Quarter Condos

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7104550-002	Birchwood Condos

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7105001-005	29491 C150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	1000.00	500.00	0.00	1000.00	500.00
Comm & Ind Primary	All	Square Foot	0.00	255000.00	127500.00	0.00	255000.00	127500.00
Comm & Ind Primary	All	Acreage	255000.00	270000.00	262500.00	255000.00	270000.00	262500.00
Comm & Ind Secondary	All	Square Foot	0.00	175000.00	87500.00	0.00	175000.00	87500.00
Comm & Ind Secondary	All	Acreage	175000.00	200000.00	187500.00	175000.00	200000.00	187500.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.00	105000.00	52500.00	0.00	105000.00	52500.00
Comm & Ind Udeveloped Usable	All	Acreage	70000.00	130000.00	100000.00	70000.00	130000.00	100000.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.00	105000.00	750.00	0.00	105000.00	750.00
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	1000.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7105005-005	29491-282 C150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	1000.00	500.00	0.00	1000.00	500.00
Comm & Ind Primary	All	Square Foot	0.00	255000.00	127500.00	0.00	255000.00	127500.00
Comm & Ind Primary	All	Acreage	210000.00	270000.00	240000.00	210000.00	270000.00	240000.00
Comm & Ind Secondary	All	Square Foot	0.00	175000.00	87500.00	0.00	175000.00	87500.00
Comm & Ind Secondary	All	Acreage	140000.00	200000.00	170000.00	140000.00	200000.00	170000.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.00	105000.00	52500.00	0.00	105000.00	52500.00
Comm & Ind Udeveloped Usable	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Udeveloped Unusable	All	Square Foot		105000.00			105000.00	
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	1000.00	500.00	0.00	1000.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7105011-005	29491-286 C150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot	0.00	255000.00	127500.00	0.00	255000.00	127500.00
Comm & Ind Primary	All	Acreage	255000.00	270000.00	262500.00	255000.00	270000.00	262500.00
Comm & Ind Secondary	All	Square Foot	0.00	175000.00	87500.00	0.00	175000.00	87500.00
Comm & Ind Secondary	All	Acreage	175000.00	200000.00	187500.00	175000.00	200000.00	187500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.00		750.00	0.00		750.00
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7105013-005	29491-287 C150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	1000.00	500.00	0.00	1000.00	500.00
Comm & Ind Primary	All	Square Foot	0.00	255000.00	127500.00	0.00	255000.00	127500.00
Comm & Ind Primary	All	Acreage	255000.00	270000.00	262500.00	255000.00	270000.00	262500.00
Comm & Ind Secondary	All	Square Foot	0.00	175000.00	87500.00	0.00	175000.00	87500.00
Comm & Ind Secondary	All	Acreage	175000.00	200000.00	187500.00	175000.00	200000.00	187500.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.00	105000.00	52500.00	0.00	105000.00	52500.00
Comm & Ind Udeveloped Usable	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Udeveloped Unusable	All	Square Foot		105000.00			105000.00	
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	1000.00	500.00	0.00	1000.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7105015-005	29491-288 C150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	1000.00	500.00	0.00	1000.00	500.00
Comm & Ind Primary	All	Square Foot	0.00	255000.00	127500.00	0.00	255000.00	127500.00
Comm & Ind Primary	All	Acreage	255000.00	270000.00	262500.00	255000.00	270000.00	262500.00
Comm & Ind Secondary	All	Square Foot	0.00	175000.00	87500.00	0.00	175000.00	87500.00
Comm & Ind Secondary	All	Acreage	175000.00	200000.00	187500.00	175000.00	200000.00	187500.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.00	105000.00	52500.00	0.00	105000.00	52500.00
Comm & Ind Udeveloped Usable	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Udeveloped Unusable	All	Square Foot		105000.00			105000.00	
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	1000.00	500.00	0.00	1000.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7105019-005	29491-291 C150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	33
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot	6.20	255000.00	127503.10	6.20	255000.00	127503.10
Comm & Ind Primary	All	Acreage	255000.00	270000.00	262500.00	255000.00	270000.00	262500.00
Comm & Ind Secondary	All	Square Foot	0.00	175000.00	87500.00	0.00	175000.00	87500.00
Comm & Ind Secondary	All	Acreage	175000.00	200000.00	187500.00	175000.00	200000.00	187500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.00		750.00	0.00		750.00
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7105021-005	29491-292 C150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	255000.00	270000.00	262500.00	255000.00	270000.00	262500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	175000.00	200000.00	187500.00	175000.00	200000.00	187500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7105027-005	29491-300 C150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	255000.00	270000.00	262500.00	255000.00	270000.00	262500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	175000.00	200000.00	187500.00	175000.00	200000.00	187500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7105031-005	29492

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	180000.00	210000.00	195000.00	180000.00	210000.00	195000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	120000.00	130000.00	125000.00	120000.00	130000.00	125000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	52500.00	60000.00	56250.00	52500.00	60000.00	56250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7105034-005	29492-292

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	180000.00	200000.00	190000.00	180000.00	200000.00	190000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7105035-005	29492-295

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	180000.00	200000.00	190000.00	180000.00	200000.00	190000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	52500.00	60000.00	56250.00	52500.00	60000.00	56250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7105036-005	29493 C150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7105037-005	29493 R150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00			
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00			
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7105050-029	29494

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7105051-005	29531-259

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	58
Res Avg Lot Depth:	106
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	58
C/I Avg Lot Depth:	106

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	862.07	862.07	862.07	862.07	862.07	862.07
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	862.07	862.07	862.07	862.07	862.07	862.07
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	148200.00	148200.00	148200.00	148200.00	148200.00	148200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7105056-005	029601A

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot	2.98	16660.00	8331.49	2.98	16660.00	8331.49
Comm & Ind Primary	All	Acreage	0.00	270000.00	135000.00	0.00	270000.00	135000.00
Comm & Ind Secondary	All	Square Foot	1.38	11660.00	5830.69	1.38	11660.00	5830.69
Comm & Ind Secondary	All	Acreage	0.00	200000.00	100000.00	0.00	200000.00	100000.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.41	8150.00	4075.21	0.41	8150.00	4075.21
Comm & Ind Udeveloped Usable	All	Acreage	0.00	130000.00	65000.00	0.00	130000.00	65000.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	8150.00	0.03	0.03	8150.00	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7105058-005	29531V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	57
Res Avg Lot Depth:	108
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	57
C/I Avg Lot Depth:	108

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	862.07	431.04	0.00	862.07	431.04
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	862.07	431.04	0.00	862.07	431.04
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	148200.00	148200.00	148200.00	148200.00	148200.00	148200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7105420-005	Non-Investment Retail-005

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	50
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	1000.00	500.00	0.00	1000.00	500.00
Comm & Ind Primary	All	Square Foot				127500.00	255000.00	127500.00
Comm & Ind Primary	All	Acreage	270000.00	270000.00	270000.00	270000.00	270000.00	270000.00
Comm & Ind Secondary	All	Square Foot				87500.00	175000.00	87500.00
Comm & Ind Secondary	All	Acreage	200000.00	200000.00	200000.00	200000.00	200000.00	200000.00
Comm & Ind Udeveloped Usable	All	Square Foot				52500.00	105000.00	52500.00
Comm & Ind Udeveloped Usable	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Udeveloped Unusable	All	Square Foot				750.00	105000.00	750.00
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	1000.00	500.00	0.00	1000.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7105424-005	Non-Investment Retail

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7105427-005	Investment Retail

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	270000.00	270000.00	270000.00	270000.00	270000.00	270000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	200000.00	200000.00	200000.00	200000.00	200000.00	200000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7105428-005	Investment Retail

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	200000.00	200000.00	200000.00	200000.00	200000.00	200000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	INDIAN VILLAGE (CLAY)	7106001-006	22527

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	78
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	88
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	88
C/I Avg Lot Depth:	122

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	649.19	649.19	649.19	649.19	649.19	649.19
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	649.19	649.19	649.19	649.19	649.19	649.19
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	115300.00	115300.00	115300.00	115300.00	115300.00	115300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	INDIAN VILLAGE (CLAY)	7106002-006	22527-244

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	71
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	88
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	88
C/I Avg Lot Depth:	122

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	649.19	649.19	649.19	649.19	649.19	649.19
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	649.19	649.19	649.19	649.19	649.19	649.19
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	115300.00	115300.00	115300.00	115300.00	115300.00	115300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7107001-003	03493-Utility

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	150
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	ROSELAND (CLAY)	7107001-007	03493

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	77
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	150
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	ROSELAND (CLAY)	7107013-007	03523

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	231
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	172
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	172

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	630.30	630.30	630.30	630.30	630.30	630.30
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	630.30	630.30	630.30	630.30	630.30	630.30
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	84300.00	84300.00	84300.00	84300.00	84300.00	84300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	ROSELAND (CLAY)	7107014-007	03403

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	ROSELAND (CLAY)	7107015-007	03550 condos

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	10
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	10
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	141.00	70.50	0.00	141.00	70.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	22500.00	22500.00	22500.00	22500.00	22500.00	22500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	17500.00	17500.00	17500.00	17500.00	17500.00	17500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	141.00	70.50	0.00	141.00	70.50
Residential Homesite	All	Square Foot	0.78	0.78	0.78	0.78	0.78	0.78
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	ROSELAND (CLAY)	7107016-007	03601A

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	22500.00	130000.00	76250.00	22500.00	130000.00	76250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	0.00	60000.00	30000.00	0.00	60000.00	30000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	26250.00	13125.00	0.00	26250.00	13125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	ROSELAND (CLAY)	7107017-007	03601A-283

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	ROSELAND (CLAY)	7107018-007	03523V

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	58
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	172
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	172

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	630.30	630.30	630.30	630.30	630.30	630.30
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	630.30	630.30	630.30	630.30	630.30	630.30
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	84300.00	84300.00	84300.00	84300.00	84300.00	84300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	ROSELAND (CLAY)	7107019-007	DUBLIN VILLAGE

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	52
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	24
Res Avg Lot Depth:	54
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	24
C/I Avg Lot Depth:	54

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	210.00	105.00	0.00	210.00	105.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	210.00	105.00	0.00	210.00	105.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	ROSELAND (CLAY)	7107420-007	Non-Investment Grade Retail
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 27
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 150
			Res Avg Lot Depth: 100
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 150
			C/I Avg Lot Depth: 100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108001-008	04103-Ag

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	87
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	611.30	611.30	611.30	611.30	611.30	611.30
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	611.30	611.30	611.30	611.30	611.30	611.30
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108002-008	04510-Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108004-008	04392-Ind

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	0.66	0.66	0.66	0.66	0.66	0.66
Comm & Ind Primary	All	Acreage	28900.00	29800.00	29350.00	28900.00	29800.00	29350.00
Comm & Ind Secondary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Secondary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
Comm & Ind Udeveloped Usable	All	Acreage	10700.00	11000.00	10850.00	10700.00	11000.00	10850.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.25	0.03	0.03	0.25	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108005-008	04493-Comm

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	526.53	526.53	526.53	526.53	526.53	526.53
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	526.53	526.53	526.53	526.53	526.53	526.53
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7108005-018	04493-Comm

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	526.53	526.53	526.53	526.53	526.53	526.53
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	526.53	526.53	526.53	526.53	526.53	526.53
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108007-008	04494

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	107
Res Avg Lot Depth:	108
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	107
C/I Avg Lot Depth:	108

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108008-008	04494-Comm

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	104
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	107
Res Avg Lot Depth:	108
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	107
C/I Avg Lot Depth:	108

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	585.82	585.82	585.82	585.82	585.82	585.82
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	585.82	585.82	585.82	585.82	585.82	585.82
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108010-008	04495-Comm

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	135
Res Avg Lot Depth:	173
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	135
C/I Avg Lot Depth:	173

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	548.70	548.70	548.70	548.70	548.70	548.70
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	6800.00	6800.00	6800.00	6800.00	6800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	548.70	548.70	548.70	548.70	548.70	548.70
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108014-008	04501-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	141
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	147
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	147

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	461.76	461.76	461.76	461.76	461.76	461.76
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	461.76	461.76	461.76	461.76	461.76	461.76
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	79800.00	79800.00	79800.00	79800.00	79800.00	79800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108015-008	04501-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	147
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	147

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	461.76	461.76	461.76	461.76	461.76	461.76
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	461.76	461.76	461.76	461.76	461.76	461.76
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	79800.00	79800.00	79800.00	79800.00	79800.00	79800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108016-008	04502-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	146
Res Avg Lot Depth:	210
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	146
C/I Avg Lot Depth:	210

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	852.44	852.44	852.44	852.44	852.44	852.44
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	852.44	852.44	852.44	852.44	852.44	852.44
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	136200.00	136200.00	136200.00	136200.00	136200.00	136200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	22100.00	22100.00	22100.00	22100.00	22100.00	22100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108017-008	04502-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	95
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	146
Res Avg Lot Depth:	210
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	146
C/I Avg Lot Depth:	210

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	852.44	852.44	852.44	852.44	852.44	852.44
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	852.44	852.44	852.44	852.44	852.44	852.44
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	136200.00	136200.00	136200.00	136200.00	136200.00	136200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	22100.00	22100.00	22100.00	22100.00	22100.00	22100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108019-008	04503-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	54
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	124
Res Avg Lot Depth:	224
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	124
C/I Avg Lot Depth:	224

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	270.49	270.49	270.49	270.49	270.49	270.49
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	270.49	270.49	270.49	270.49	270.49	270.49
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	47700.00	47700.00	47700.00	47700.00	47700.00	47700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108020-008	04503-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	166
Res Avg Lot Depth:	224
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	166
C/I Avg Lot Depth:	224

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	270.49	270.49	270.49	270.49	270.49	270.49
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	270.49	270.49	270.49	270.49	270.49	270.49
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	47700.00	47700.00	47700.00	47700.00	47700.00	47700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Residential Excess	All	Site				0.00	0.00	0.00

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108023-008	04504-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	91
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	124
Res Avg Lot Depth:	151
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	124
C/I Avg Lot Depth:	151

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	411.59	411.59	411.59	411.59	411.59	411.59
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	411.59	411.59	411.59	411.59	411.59	411.59
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	78600.00	78600.00	78600.00	78600.00	78600.00	78600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108024-008	04504-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	124
Res Avg Lot Depth:	151
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	124
C/I Avg Lot Depth:	151

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	411.59	411.59	411.59	411.59	411.59	411.59
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	411.59	411.59	411.59	411.59	411.59	411.59
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	78600.00	78600.00	78600.00	78600.00	78600.00	78600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108025-008	04505-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	268
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	268

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	842.52	842.52	842.52	842.52	842.52	842.52
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	842.52	842.52	842.52	842.52	842.52	842.52
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108026-008	04506-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	114
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	114
C/I Avg Lot Depth:	170

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	673.76	673.76	673.76	673.76	673.76	673.76
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	673.76	673.76	673.76	673.76	673.76	673.76
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108027-008	04506-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	210
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	114
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	114
C/I Avg Lot Depth:	170

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	639.73	639.73	639.73	639.73	639.73	639.73
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	639.73	639.73	639.73	595.33	595.33	595.33
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108029-008	04507-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	105
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	118
Res Avg Lot Depth:	182
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	118
C/I Avg Lot Depth:	182

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	674.44	674.44	674.44	674.44	674.44	674.44
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	674.44	674.44	674.44	674.44	674.44	674.44
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108030-008	04507-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	118
Res Avg Lot Depth:	182
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	118
C/I Avg Lot Depth:	182

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	674.44	674.44	674.44	674.44	674.44	674.44
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	674.44	674.44	674.44	674.44	674.44	674.44
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108031-008	04508-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	172
Res Avg Lot Depth:	264
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	172
C/I Avg Lot Depth:	264

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	556.80	278.40	0.00	556.80	278.40
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	556.80	278.40	0.00	556.80	278.40
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	18500.00	103200.00	60850.00	18500.00	103200.00	60850.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108033-008	04509-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	95
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	111
Res Avg Lot Depth:	182
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	111
C/I Avg Lot Depth:	182

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	481.42	240.71	0.00	481.42	240.71
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	481.42	240.71	0.00	481.42	240.71
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	18500.00	70900.00	44700.00	18500.00	70900.00	44700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108034-008	04509-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	111
Res Avg Lot Depth:	182
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	111
C/I Avg Lot Depth:	182

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	481.42	481.42	481.42	481.42	481.42	481.42
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	481.42	481.42	481.42	481.42	481.42	481.42
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108036-008	04510-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	45
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	153

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	607.81	607.81	607.81	607.81	607.81	607.81
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	607.81	607.81	607.81	607.81	607.81	607.81
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108038-008	045101-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	294
Res Avg Lot Depth:	328
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	294
C/I Avg Lot Depth:	328

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	711.79	711.79	711.79	711.79	711.79	711.79
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	711.79	711.79	711.79	711.79	711.79	711.79
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108039-008	045101-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	48
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	294
Res Avg Lot Depth:	328
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	294
C/I Avg Lot Depth:	328

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	711.79	355.90	0.00	711.79	355.90
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	711.79	355.90	0.00	711.79	355.90
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	18500.00	103200.00	60850.00	18500.00	103200.00	60850.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108040-008	045103-Rental

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	162
Res Avg Lot Depth:	243
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	162
C/I Avg Lot Depth:	243

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	595.33	595.33	595.33	595.33	595.33	595.33
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	595.33	595.33	595.33	595.33	595.33	595.33
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108041-008	045103-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	48
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	162
Res Avg Lot Depth:	243
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	162
C/I Avg Lot Depth:	243

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	595.33	595.33	595.33	595.33	595.33	595.33
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	595.33	595.33	595.33	595.33	595.33	595.33
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7108041-009	045103-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	162
Res Avg Lot Depth:	243
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	162
C/I Avg Lot Depth:	243

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	595.33	595.33	595.33	595.33	595.33	595.33
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	595.33	595.33	595.33	595.33	595.33	595.33
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108042-008	7108042-008

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	362
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	162
Res Avg Lot Depth:	243
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	162
C/I Avg Lot Depth:	243

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	595.33	595.33	595.33	595.33	595.33	595.33
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	595.33	595.33	595.33	595.33	595.33	595.33
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7108042-009	045103-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	162
Res Avg Lot Depth:	243
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	162
C/I Avg Lot Depth:	243

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	595.33	595.33	595.33	595.33	595.33	595.33
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	595.33	595.33	595.33	595.33	595.33	595.33
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108045-008	045104-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108046-008	045104-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot				595.33	595.33	595.33
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108047-008	04511-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	98
Res Avg Lot Depth:	203
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	98
C/I Avg Lot Depth:	203

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	751.02	751.02	751.02	751.02	751.02	751.02
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	751.02	751.02	751.02	751.02	751.02	751.02
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108048-008	04511-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	98
Res Avg Lot Depth:	203
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	98
C/I Avg Lot Depth:	203

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	751.02	751.02	751.02	751.02	751.02	751.02
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	751.02	751.02	751.02	751.02	751.02	751.02
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108049-008	04512-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	106
Res Avg Lot Depth:	364
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	106
C/I Avg Lot Depth:	364

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	850.76	850.76	850.76	850.76	850.76	850.76
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	850.76	850.76	850.76	850.76	850.76	850.76
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108050-008	04512-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	105
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	106
Res Avg Lot Depth:	364
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	106
C/I Avg Lot Depth:	364

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	850.76	850.76	850.76	850.76	850.76	850.76
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	850.76	850.76	850.76	850.76	850.76	850.76
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108053-008	04513-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	89
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	105
Res Avg Lot Depth:	280
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	105
C/I Avg Lot Depth:	280

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	842.90	842.90	842.90	842.90	842.90	842.90
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	842.90	842.90	842.90	842.90	842.90	842.90
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108054-008	04513-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	174
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	141

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	80.00	80.00	80.00	80.00	80.00	80.00
Comm & Ind Primary	All	Square Foot				10000.00	20000.00	10000.00
Comm & Ind Primary	All	Acreage				130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot				7500.00	15000.00	7500.00
Comm & Ind Secondary	All	Acreage				60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot				3000.00	6000.00	3000.00
Comm & Ind Udeveloped Usable	All	Acreage				18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot				500.00	6000.00	500.00
Comm & Ind Udeveloped Unusable	All	Acreage				1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	80.00	80.00	80.00	80.00	80.00	80.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	101300.00	101300.00	101300.00	101300.00	101300.00	101300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108057-008	04513A-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	33
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	228
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	228

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	724.84	724.84	724.84	724.84	724.84	724.84
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	724.84	724.84	724.84	724.84	724.84	724.84
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108059-008	04523-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	119
Res Avg Lot Depth:	193
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	119
C/I Avg Lot Depth:	193

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	685.13	685.13	685.13	685.13	685.13	685.13
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	685.13	685.13	685.13	685.13	685.13	685.13
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108060-008	04523-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	59
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	119
Res Avg Lot Depth:	193
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	119
C/I Avg Lot Depth:	193

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	685.13	685.13	685.13	685.13	685.13	685.13
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	685.13	685.13	685.13	685.13	685.13	685.13
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108063-008	PortageWoods-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	119
Res Avg Lot Depth:	234
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	119
C/I Avg Lot Depth:	234

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1447.34	1447.34	1447.34	1447.34	1447.34	1447.34
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1447.34	1447.34	1447.34	1447.34	1447.34	1447.34
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	198000.00	198000.00	198000.00	198000.00	198000.00	198000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108064-008	Portage Woods-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	119
Res Avg Lot Depth:	234
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	119
C/I Avg Lot Depth:	234

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1447.34	1447.34	1447.34	1447.34	1447.34	1447.34
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1447.34	1447.34	1447.34	1447.34	1447.34	1447.34
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	198000.00	198000.00	198000.00	198000.00	198000.00	198000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108066-008	04603-Exempt

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot	0.00	20000.00	10000.00	0.00	20000.00	10000.00
Comm & Ind Primary	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Secondary	All	Square Foot	0.00	15000.00	7500.00	0.00	15000.00	7500.00
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot	0.00	6000.00	3000.00	0.00	6000.00	3000.00
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot	0.00	6000.00	500.00	0.00	6000.00	500.00
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108068-008	04525-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	50
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	114
Res Avg Lot Depth:	164
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	114
C/I Avg Lot Depth:	164

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1142.02	1142.02	1142.02	1142.02	1142.02	1142.02
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1142.02	1142.02	1142.02	1142.02	1142.02	1142.02
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	198700.00	198700.00	198700.00	198700.00	198700.00	198700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108069-008	04525-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1142.02	1142.02	1142.02	1142.02	1142.02	1142.02
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1142.02	1142.02	1142.02	1142.02	1142.02	1142.02
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	198700.00	198700.00	198700.00	198700.00	198700.00	198700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108070-008	04526-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	40
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	96
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	96
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	558.53	558.53	558.53	558.53	558.53	558.53
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	558.53	558.53	558.53	558.53	558.53	558.53
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108073-008	04527-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	83
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	83
C/I Avg Lot Depth:	136

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	233.80	233.80	233.80	233.80	233.80	233.80
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	233.80	233.80	233.80	233.80	233.80	233.80
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	38200.00	38200.00	38200.00	38200.00	38200.00	38200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7108074-008	04527-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	83
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	83
C/I Avg Lot Depth:	136

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.69	220.69	220.69	220.69	220.69	220.69
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.69	220.69	220.69	220.69	220.69	220.69
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	38200.00	38200.00	38200.00	38200.00	38200.00	38200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109001-009	25103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	546.27	546.27	546.27	546.27	546.27	546.27
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	546.27	546.27	546.27	546.27	546.27	546.27
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109003-009	25103-Ag

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	95
Res Avg Lot Depth:	113
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	95
C/I Avg Lot Depth:	113

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	497.31	497.31	497.31	497.31	497.31	497.31
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	497.31	497.31	497.31	497.31	497.31	497.31
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109007-009	25391-Ind

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	1.02	1.02	1.02	1.02	1.02	1.02
Comm & Ind Primary	All	Acreage	40000.00	44600.00	42300.00	40000.00	44600.00	42300.00
Comm & Ind Secondary	All	Square Foot	0.66	0.66	0.66	0.66	0.66	0.66
Comm & Ind Secondary	All	Acreage	28900.00	28900.00	28900.00	28900.00	28900.00	28900.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Udeveloped Usable	All	Acreage	17700.00	19600.00	18650.00	17700.00	19600.00	18650.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.41	0.03	0.03	0.41	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109011-009	25392-Ind

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	162
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot				595.33	595.33	595.33
Comm & Ind Primary	All	Square Foot	0.66	0.66	0.66	0.66	0.66	0.66
Comm & Ind Primary	All	Acreage	28000.00	28900.00	28450.00	28000.00	28900.00	28450.00
Comm & Ind Secondary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Secondary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
Comm & Ind Udeveloped Usable	All	Acreage	10700.00	13720.00	12210.00	10700.00	13720.00	12210.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.25	0.03	0.03	0.25	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109013-009	25393-Ind

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	130
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot				497.31	497.31	497.31
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	13720.00	10160.00	6600.00	13720.00	10160.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	GERMAN TOWNSHIP	7109017-008	25493-Comm

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	100000.00	50250.00	500.00	100000.00	50250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	100000.00	75000.00	50000.00	100000.00	75000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	100000.00	50250.00	500.00	100000.00	50250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109017-009	25493-Comm

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	117
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	100000.00	50250.00	500.00	100000.00	50250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	100000.00	75000.00	50000.00	100000.00	75000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	100000.00	50250.00	500.00	100000.00	50250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109019-009	25494-Comm

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	50
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109022-009	25495-Comm

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	6800.00	6800.00	6800.00	6800.00	6800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17300.00	17300.00	17300.00	17300.00	17300.00	17300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109023-009	25501-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	145
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	108
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	108

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	570.03	570.03	570.03	570.03	570.03	570.03
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	570.03	570.03	570.03	570.03	570.03	570.03
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109024-009	25509 Reserve at Blackthorn
Comments:			Neighborhood Factor: 1.0000 Total Parcels: 11 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 103 Res Avg Lot Depth: 178 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 103 C/I Avg Lot Depth: 178

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	1381.71	1381.71	1381.71	1381.71	1381.71	1381.71
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1381.71	1381.71	1381.71	1381.71	1381.71	1381.71
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	198700.00	198700.00	198700.00	198700.00	198700.00	198700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109026-009	25502-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	83
Res Avg Lot Depth:	144
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	83
C/I Avg Lot Depth:	144

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	654.96	654.96	654.96	654.96	654.96	654.96
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	654.96	654.96	654.96	654.96	654.96	654.96
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109027-009	25503-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	245
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	109
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	109

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	534.55	534.55	534.55	534.55	534.55	534.55
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	534.55	534.55	534.55	534.55	534.55	534.55
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109030-009	25504-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	275
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	72
Res Avg Lot Depth:	114
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	72
C/I Avg Lot Depth:	114

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	587.61	587.61	587.61	587.61	587.61	587.61
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	587.61	587.61	587.61	587.61	587.61	587.61
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103400.00	103400.00	103400.00	103400.00	103400.00	103400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109031-009	25504-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	72
Res Avg Lot Depth:	114
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	72
C/I Avg Lot Depth:	114

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	587.61	587.61	587.61	587.61	587.61	587.61
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	587.61	587.61	587.61	587.61	587.61	587.61
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103400.00	103400.00	103400.00	103400.00	103400.00	103400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109032-009	25505-Rental

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	72
Res Avg Lot Depth:	114
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	72
C/I Avg Lot Depth:	114

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	587.61	293.81	0.00	587.61	293.81
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	587.61	293.81	0.00	587.61	293.81
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103400.00	103400.00	103400.00	103400.00	103400.00	103400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109033-009	25505-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	72
Res Avg Lot Depth:	129
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	72
C/I Avg Lot Depth:	129

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	671.72	671.72	671.72	671.72	671.72	671.72
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	671.72	671.72	671.72	671.72	671.72	671.72
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	109300.00	109300.00	109300.00	109300.00	109300.00	109300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109035-009	25506-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	167
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	84
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	84
C/I Avg Lot Depth:	141

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	544.38	544.38	544.38	544.38	544.38	544.38
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	544.38	544.38	544.38	544.38	544.38	544.38
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	89900.00	89900.00	89900.00	89900.00	89900.00	89900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109036-009	25506-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	84
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	84
C/I Avg Lot Depth:	141

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	544.38	544.38	544.38	544.38	544.38	544.38
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	544.38	544.38	544.38	544.38	544.38	544.38
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	89900.00	89900.00	89900.00	89900.00	89900.00	89900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109037-009	25504 Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	109
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	109

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	534.55	534.55	534.55	534.55	534.55	534.55
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	534.55	534.55	534.55	534.55	534.55	534.55
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109038-009	25508-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	31
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	77
Res Avg Lot Depth:	103
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	77
C/I Avg Lot Depth:	103

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	552.37	552.37	552.37	552.37	552.37	552.37
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	552.37	552.37	552.37	552.37	552.37	552.37
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109040-009	255103-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103200.00	103200.00	103200.00	103200.00	103200.00	103200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109041-009	255103-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	18500.00	103200.00	60850.00	18500.00	103200.00	60850.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109044-009	255552-Condo

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	63
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109047-009	25403-Apartments

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	27500.00	29000.00	28250.00	27500.00	29000.00	28250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109048-009	25603- Exempt

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Comm & Ind Primary	All	Acreage	20000.00	130000.00	75000.00	20000.00	130000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Comm & Ind Udeveloped Usable	All	Acreage	6000.00	18000.00	12000.00	6000.00	18000.00	12000.00
Comm & Ind Udeveloped Unusable	All	Square Foot		6000.00			6000.00	
Comm & Ind Udeveloped Unusable	All	Acreage	1000.00	1500.00	1250.00	1000.00	1500.00	1250.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109052-009	25509- Res Imp lake blackthorn

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	111
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	103
Res Avg Lot Depth:	178
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	103
C/I Avg Lot Depth:	178

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1381.71	1381.71	1381.71	1381.71	1381.71	1381.71
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1381.71	1381.71	1381.71	1381.71	1381.71	1381.71
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	198700.00	198700.00	198700.00	198700.00	198700.00	198700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109053-009	25509-Res Vac Lake Blackthorn

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	103
Res Avg Lot Depth:	178
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	103
C/I Avg Lot Depth:	178

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1381.71	1381.71	1381.71	1381.71	1381.71	1381.71
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1381.71	1381.71	1381.71	1381.71	1381.71	1381.71
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	198700.00	198700.00	198700.00	198700.00	198700.00	198700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109055-009	25510-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	144
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	81
Res Avg Lot Depth:	116
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	81
C/I Avg Lot Depth:	116

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	201.56	201.56	201.56	201.56	201.56	201.56
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	201.56	201.56	201.56	201.56	201.56	201.56
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	34200.00	34200.00	34200.00	34200.00	34200.00	34200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109057-009	25511-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	86
Res Avg Lot Depth:	181
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	86
C/I Avg Lot Depth:	181

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1270.68	1270.68	1270.68	1270.68	1270.68	1270.68
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1270.68	1270.68	1270.68	1270.68	1270.68	1270.68
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	170200.00	170200.00	170200.00	170200.00	170200.00	170200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GERMAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GERMAN TOWNSHIP	SOUTH BEND-GERMAN	7109058-009	25511-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	45
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	86
Res Avg Lot Depth:	181
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	86
C/I Avg Lot Depth:	181

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1270.68	1270.68	1270.68	1270.68	1270.68	1270.68
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1270.68	1270.68	1270.68	1270.68	1270.68	1270.68
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	170200.00	170200.00	170200.00	170200.00	170200.00	170200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	33500.00	33500.00	33500.00	33500.00	33500.00	33500.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	33500.00	33500.00	33500.00	33500.00	33500.00	33500.00
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7109550-003	Irish Crossings/Willis Twnhome-003

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	78
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	30
	Res Avg Lot Depth:	138
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	30
	C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	17500.00	17500.00	17500.00	17500.00	17500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7109550-004	Irish Crossings/Willis Twnhome-004

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	13
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	30
	Res Avg Lot Depth:	138
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	30
	C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	17500.00	17500.00	17500.00	17500.00	17500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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GREENE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GREENE TOWNSHIP	GREENE TOWNSHIP	7110001-010	05103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	407
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	84
Res Avg Lot Depth:	142
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	84
C/I Avg Lot Depth:	142

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58500.00	58500.00	58500.00	58500.00	58500.00	58500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9600.00	9600.00	9600.00	9600.00	9600.00	9600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GREENE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GREENE TOWNSHIP	GREENE TOWNSHIP	7110002-010	05103E Western Rural Res V
Comments:			Neighborhood Factor: 1.0000 Total Parcels: 17 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 84 Res Avg Lot Depth: 142 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 84 C/I Avg Lot Depth: 142

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	491.67	491.67	491.67	491.67	491.67	491.67
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	44600.00	44600.00	44600.00	44600.00	44600.00	44600.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	28900.00	28900.00	28900.00	28900.00	28900.00	28900.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	491.67	491.67	491.67	491.67	491.67	491.67
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58500.00	58500.00	58500.00	58500.00	58500.00	58500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9600.00	9600.00	9600.00	9600.00	9600.00	9600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7110003-017	05201

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	84
Res Avg Lot Depth:	142
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	28000.00	34000.00	31000.00	28000.00	34000.00	31000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	19600.00	23800.00	21700.00	19600.00	23800.00	21700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

GREENE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GREENE TOWNSHIP	GREENE TOWNSHIP	7110004-010	7110004

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	73
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00			
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	4400.00	4400.00	4400.00	4400.00	4400.00	4400.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	2200.00	2200.00	2200.00	2200.00	2200.00	2200.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00			
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7110004-011	05395

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	4400.00	4400.00	4400.00	4400.00	4400.00	4400.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	2200.00	2200.00	2200.00	2200.00	2200.00	2200.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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GREENE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GREENE TOWNSHIP	GREENE TOWNSHIP	7110007-010	05495

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	6800.00	6800.00	6800.00	6800.00	6800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58500.00	58500.00	58500.00	58500.00	58500.00	58500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9600.00	9600.00	9600.00	9600.00	9600.00	9600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GREENE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GREENE TOWNSHIP	GREENE TOWNSHIP	7110008-010	05501

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	49
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	116
Res Avg Lot Depth:	177
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	116
C/I Avg Lot Depth:	177

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	521.55	521.55	521.55	521.55	521.55	521.55
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	521.55	521.55	521.55	521.55	521.55	521.55
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83600.00	83600.00	83600.00	83600.00	83600.00	83600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12100.00	12100.00	12100.00	12100.00	12100.00	12100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

GREENE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GREENE TOWNSHIP	GREENE TOWNSHIP	7110010-010	05502

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	74
Res Avg Lot Depth:	107
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	74
C/I Avg Lot Depth:	107

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	444.25	444.25	444.25	444.25	444.25	444.25
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	444.25	444.25	444.25	444.25	444.25	444.25
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58500.00	58500.00	58500.00	58500.00	58500.00	58500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9600.00	9600.00	9600.00	9600.00	9600.00	9600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

GREENE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GREENE TOWNSHIP	GREENE TOWNSHIP	7110011-010	05103D Central Rural Res V
Comments:			Neighborhood Factor: 1.0000 Total Parcels: 42 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 74 Res Avg Lot Depth: 107 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 74 C/I Avg Lot Depth: 107

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	362.00	362.00	362.00	362.00	362.00	362.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	362.00	362.00	362.00	362.00	362.00	362.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58500.00	58500.00	58500.00	58500.00	58500.00	58500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9600.00	9600.00	9600.00	9600.00	9600.00	9600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GREENE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GREENE TOWNSHIP	GREENE TOWNSHIP	7110012-010	05502A

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	84
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	111
Res Avg Lot Depth:	258
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	111
C/I Avg Lot Depth:	258

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	453.00	453.00	453.00	453.00	453.00	453.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	453.00	453.00	453.00	453.00	453.00	453.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58500.00	58500.00	58500.00	58500.00	58500.00	58500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9600.00	9600.00	9600.00	9600.00	9600.00	9600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GREENE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GREENE TOWNSHIP	GREENE TOWNSHIP	7110013-010	05103F Eastern Rural Res V
Comments:			Neighborhood Factor: 1.0000 Total Parcels: 63 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 101 Res Avg Lot Depth: 295 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 101 C/I Avg Lot Depth: 295

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	334.48	334.48	334.48	334.48	334.48	334.48
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	334.48	334.48	334.48	334.48	334.48	334.48
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58500.00	58500.00	58500.00	58500.00	58500.00	58500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9600.00	9600.00	9600.00	9600.00	9600.00	9600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GREENE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GREENE TOWNSHIP	GREENE TOWNSHIP	7110014-010	05503

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	38
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	107
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	107
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	339.14	339.14	339.14	339.14	339.14	339.14
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	339.14	339.14	339.14	339.14	339.14	339.14
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58500.00	58500.00	58500.00	58500.00	58500.00	58500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9600.00	9600.00	9600.00	9600.00	9600.00	9600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GREENE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GREENE TOWNSHIP	GREENE TOWNSHIP	7110015-010	05503-137

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	87
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	87
C/I Avg Lot Depth:	148

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	518.59	518.59	518.59	518.59	518.59	518.59
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	518.59	518.59	518.59	518.59	518.59	518.59
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83600.00	83600.00	83600.00	83600.00	83600.00	83600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12100.00	12100.00	12100.00	12100.00	12100.00	12100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GREENE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GREENE TOWNSHIP	GREENE TOWNSHIP	7110016-010	05504

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	74
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	137
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	137
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	508.64	508.64	508.64	508.64	508.64	508.64
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	508.64	508.64	508.64	508.64	508.64	508.64
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83600.00	83600.00	83600.00	83600.00	83600.00	83600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12100.00	12100.00	12100.00	12100.00	12100.00	12100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GREENE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GREENE TOWNSHIP	GREENE TOWNSHIP	7110017-010	05103A - Central Ag Homesites

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	173
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	173

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83600.00	83600.00	83600.00	83600.00	83600.00	83600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12100.00	12100.00	12100.00	12100.00	12100.00	12100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GREENE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GREENE TOWNSHIP	GREENE TOWNSHIP	7110018-010	05103B - Western Ag Homesites

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	220
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	220

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58500.00	58500.00	58500.00	58500.00	58500.00	58500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9600.00	9600.00	9600.00	9600.00	9600.00	9600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GREENE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GREENE TOWNSHIP	GREENE TOWNSHIP	7110019-010	05103C - Eastern Ag Homesites

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	220
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	220

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58500.00	58500.00	58500.00	58500.00	58500.00	58500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9600.00	9600.00	9600.00	9600.00	9600.00	9600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GREENE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GREENE TOWNSHIP	GREENE TOWNSHIP	7110020-010	05506

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	164
Res Avg Lot Depth:	241
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	164
C/I Avg Lot Depth:	241

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	334.19	334.19	334.19	334.19	334.19	334.19
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	334.19	334.19	334.19	334.19	334.19	334.19
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58500.00	58500.00	58500.00	58500.00	58500.00	58500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9600.00	9600.00	9600.00	9600.00	9600.00	9600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GREENE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GREENE TOWNSHIP	GREENE TOWNSHIP	7110021-010	05103D - Central Rural Res
Comments:			Neighborhood Factor: 1.0000 Total Parcels: 319 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 138 Res Avg Lot Depth: 237 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 138 C/I Avg Lot Depth: 237

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	6800.00	6800.00	6800.00	6800.00	6800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	83600.00	83600.00	83600.00	83600.00	83600.00	83600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12100.00	12100.00	12100.00	12100.00	12100.00	12100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

GREENE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GREENE TOWNSHIP	GREENE TOWNSHIP	7110022-010	05103E - Western Rural Res
Comments:			Neighborhood Factor: 1.0000 Total Parcels: 140 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 99 Res Avg Lot Depth: 148 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 99 C/I Avg Lot Depth: 148

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	18570.00	58500.00	38535.00	18570.00	58500.00	38535.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9600.00	9600.00	9600.00	9600.00	9600.00	9600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	188.00	0.00	0.00	188.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	188.00	0.00	0.00	188.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

GREENE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GREENE TOWNSHIP	GREENE TOWNSHIP	7110023-010	05103F - Eastern Rural Res
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 470
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 87
			Res Avg Lot Depth: 148
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 87
			C/I Avg Lot Depth: 148

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	200.00	100.00	0.00	200.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage				44600.00	44600.00	44600.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage				28900.00	28900.00	28900.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	200.00	100.00	0.00	200.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	18570.00	58500.00	38535.00	18570.00	58500.00	38535.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9600.00	9600.00	9600.00	9600.00	9600.00	9600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	188.00	0.00	0.00	188.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	188.00	0.00	0.00	188.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

GREENE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GREENE TOWNSHIP	GREENE TOWNSHIP	7110024-010	05608

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	74500.00	74500.00	74500.00	74500.00	74500.00	74500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	36000.00	36000.00	36000.00	36000.00	36000.00	36000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

GREENE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
GREENE TOWNSHIP	GREENE TOWNSHIP	7110025-010	05610

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	6800.00	6800.00	6800.00	6800.00	6800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111001-011	7111001

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot				571.43	571.43	571.43
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	4400.00	4400.00	4400.00	4400.00	4400.00	4400.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	2200.00	2200.00	2200.00	2200.00	2200.00	2200.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	571.43	571.43	571.43	571.43	571.43	571.43
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58500.00	58500.00	58500.00	58500.00	58500.00	58500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5700.00	5700.00	5700.00	5700.00	5700.00	5700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	MISHAWAKA-HARRIS	7111001-036	06102

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	4400.00	4400.00	4400.00	4400.00	4400.00	4400.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	2200.00	2200.00	2200.00	2200.00	2200.00	2200.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	571.43	571.43	571.43	571.43	571.43	571.43
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	58500.00	58500.00	58500.00	58500.00	58500.00	58500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5700.00	5700.00	5700.00	5700.00	5700.00	5700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111003-011	06102-359

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	29
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111004-011	06103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	188
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	188

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot				728.87	728.87	728.87
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	270000.00	270000.00	270000.00	270000.00	270000.00	270000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	200000.00	200000.00	200000.00	200000.00	200000.00	200000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111005-011	7111005

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	80
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	94200.00	197800.00	146000.00	94200.00	197800.00	146000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	MISHAWAKA-HARRIS	7111005-036	06104

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	94200.00	197800.00	146000.00	94200.00	197800.00	146000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111006-011	The Ranch Granger

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				62100.00	62100.00	62100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				21600.00	21600.00	21600.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111007-011	06393-386

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	74
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	220
Res Avg Lot Depth:	275
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	220
C/I Avg Lot Depth:	275

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	921.74	921.74	921.74	921.74	921.74	921.74
Comm & Ind Primary	All	Square Foot				2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	16600.00	17700.00	17150.00	16600.00	17700.00	17150.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Udeveloped Usable	All	Square Foot				0.29	0.29	0.29
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	8150.00	7375.00	6600.00	8150.00	7375.00
Comm & Ind Udeveloped Unusable	All	Square Foot					0.29	
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	921.74	921.74	921.74	921.74	921.74	921.74
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111009-011	06403-386

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	25000.00	29000.00	27000.00	25000.00	29000.00	27000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20000.00	29000.00	24500.00	20000.00	29000.00	24500.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.29	0.29	0.29	0.29	0.29	0.29
Comm & Ind Udeveloped Usable	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Unusable	All	Square Foot		0.29			0.29	
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111010-011	06491

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	270000.00	270000.00	270000.00	270000.00	270000.00	270000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	200000.00	200000.00	200000.00	200000.00	200000.00	200000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111013-011	06492-385

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	75
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	132
Res Avg Lot Depth:	126
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	132
C/I Avg Lot Depth:	126

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	200000.00	200000.00	200000.00	200000.00	200000.00	200000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111014-011	06493

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111015-011	06493-385-011

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	80
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	MISHAWAKA-HARRIS	7111015-036	06493-385-036

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111016-011	06493-386

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111018-011	06501-332

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	50
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	153

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	716.90	716.90	716.90	716.90	716.90	716.90
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	716.90	716.90	716.90	716.90	716.90	716.90
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	121800.00	121800.00	121800.00	121800.00	121800.00	121800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111020-011	06502-333

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	339
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	174
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	174

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	844.96	844.96	844.96	844.96	844.96	844.96
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	844.96	844.96	844.96	844.96	844.96	844.96
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	130900.00	130900.00	130900.00	130900.00	130900.00	130900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111022-011	06502A-334

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	139
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	121
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	121
C/I Avg Lot Depth:	170

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1192.92	1192.92	1192.92	1192.92	1192.92	1192.92
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1192.92	1192.92	1192.92	1192.92	1192.92	1192.92
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197400.00	197400.00	197400.00	197400.00	197400.00	197400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111024-011	06503-376

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	143
Res Avg Lot Depth:	218
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	143
C/I Avg Lot Depth:	218

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	924.52	924.52	924.52	924.52	924.52	924.52
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	924.52	924.52	924.52	924.52	924.52	924.52
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111025-011	06504

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	55
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	163
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	163

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	910.95	910.95	910.95	910.95	910.95	910.95
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	910.95	910.95	910.95	910.95	910.95	910.95
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	147000.00	147000.00	147000.00	147000.00	147000.00	147000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111027-011	06505-335

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	115
Res Avg Lot Depth:	172
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	115
C/I Avg Lot Depth:	172

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1227.05	1227.05	1227.05	1227.05	1227.05	1227.05
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1227.05	1227.05	1227.05	1227.05	1227.05	1227.05
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111028-011	06506

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	195
Res Avg Lot Depth:	196
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	195
C/I Avg Lot Depth:	196

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	991.97	610.99	230.00	991.97	610.99
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	991.97	610.99	230.00	991.97	610.99
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111030-011	06507-336

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	332
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	123
Res Avg Lot Depth:	169
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	123
C/I Avg Lot Depth:	169

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1152.78	1152.78	1152.78	1152.78	1152.78	1152.78
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1152.78	1152.78	1152.78	1152.78	1152.78	1152.78
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	204600.00	204600.00	204600.00	204600.00	204600.00	204600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111031-011	06507A-337

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	100
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	124
Res Avg Lot Depth:	248
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	124
C/I Avg Lot Depth:	248

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1584.49	1584.49	1584.49	1584.49	1584.49	1584.49
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1584.49	1584.49	1584.49	1584.49	1584.49	1584.49
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	223500.00	223500.00	223500.00	223500.00	223500.00	223500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111033-011	06507B-338

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	137
Res Avg Lot Depth:	205
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	137
C/I Avg Lot Depth:	205

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1280.62	1280.62	1280.62	1280.62	1280.62	1280.62
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1280.62	1280.62	1280.62	1280.62	1280.62	1280.62
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111038-011	06509-343

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	56
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	154
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	154
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	900.47	900.47	900.47	900.47	900.47	900.47
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	900.47	900.47	900.47	900.47	900.47	900.47
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111040-011	06510-361

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	338
Res Avg Lot Depth:	642
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	338
C/I Avg Lot Depth:	642

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	87000.00	87000.00	87000.00	87000.00	87000.00	87000.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	87000.00	87000.00	87000.00	87000.00	87000.00	87000.00
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111041-011	065102

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111042-011	065102-358

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111043-011	065102-359

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	690
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	148
Res Avg Lot Depth:	246
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	148
C/I Avg Lot Depth:	246

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	571.43	571.43	571.43	571.43	571.43	571.43
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	571.43	571.43	571.43	571.43	571.43	571.43
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	92700.00	92700.00	92700.00	92700.00	92700.00	92700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5700.00	5700.00	5700.00	5700.00	5700.00	5700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	MISHAWAKA-HARRIS	7111043-036	065102-359

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	148
Res Avg Lot Depth:	246
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	148
C/I Avg Lot Depth:	246

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	571.43	571.43	571.43	571.43	571.43	571.43
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	571.43	571.43	571.43	571.43	571.43	571.43
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	92700.00	92700.00	92700.00	92700.00	92700.00	92700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5700.00	5700.00	5700.00	5700.00	5700.00	5700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111044-011	065103-Renta-011I

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	148
Res Avg Lot Depth:	246
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	148
C/I Avg Lot Depth:	246

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	571.43	285.72	0.00	571.43	285.72
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	571.43	285.72	0.00	571.43	285.72
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	92700.00	92700.00	92700.00	92700.00	92700.00	92700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5700.00	5700.00	5700.00	5700.00	5700.00	5700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	MISHAWAKA-HARRIS	7111044-036	065103-Rental-036

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	148
Res Avg Lot Depth:	246
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	148
C/I Avg Lot Depth:	246

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	571.43	285.72	0.00	571.43	285.72
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	571.43	285.72	0.00	571.43	285.72
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	92700.00	92700.00	92700.00	92700.00	92700.00	92700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5700.00	5700.00	5700.00	5700.00	5700.00	5700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111049-011	06512-360

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	121
Res Avg Lot Depth:	143
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	121
C/I Avg Lot Depth:	143

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	839.09	839.09	839.09	839.09	839.09	839.09
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	839.09	839.09	839.09	839.09	839.09	839.09
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	150800.00	150800.00	150800.00	150800.00	150800.00	150800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111050-011	06513

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	121
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	121
C/I Avg Lot Depth:	153

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1049.43	1049.43	1049.43	1049.43	1049.43	1049.43
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1049.43	1049.43	1049.43	1049.43	1049.43	1049.43
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111051-011	06513-341

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	530
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	178
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	178

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	848.80	848.80	848.80	848.80	848.80	848.80
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	848.80	848.80	848.80	848.80	848.80	848.80
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	139600.00	139600.00	139600.00	139600.00	139600.00	139600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111052-011	06513A-342

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	282
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	123
Res Avg Lot Depth:	198
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	123
C/I Avg Lot Depth:	198

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1287.68	1287.68	1287.68	1287.68	1287.68	1287.68
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1287.68	1287.68	1287.68	1287.68	1287.68	1287.68
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	194400.00	194400.00	194400.00	194400.00	194400.00	194400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111055-011	06515-310

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	67
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	109
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	109
C/I Avg Lot Depth:	148

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	769.72	769.72	769.72	769.72	769.72	769.72
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	769.72	769.72	769.72	769.72	769.72	769.72
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	132600.00	132600.00	132600.00	132600.00	132600.00	132600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111062-011	06518

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	116
Res Avg Lot Depth:	152
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	116
C/I Avg Lot Depth:	152

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	228.00	1067.77	647.89	228.00	1067.77	647.89
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	228.00	1067.77	647.89	228.00	1067.77	647.89
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111063-011	06518-348

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	270
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	121
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	121
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	832.06	832.06	832.06	832.06	832.06	832.06
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	832.06	832.06	832.06	832.06	832.06	832.06
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	148200.00	148200.00	148200.00	148200.00	148200.00	148200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111066-011	06520-308

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	265
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	157
Res Avg Lot Depth:	172
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	157
C/I Avg Lot Depth:	172

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	770.34	770.34	770.34	770.34	770.34	770.34
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	770.34	770.34	770.34	770.34	770.34	770.34
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	146600.00	146600.00	146600.00	146600.00	146600.00	146600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111070-011	06523-303

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	138
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	113
Res Avg Lot Depth:	167
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	113
C/I Avg Lot Depth:	167

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	849.89	849.89	849.89	849.89	849.89	849.89
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	849.89	849.89	849.89	849.89	849.89	849.89
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	148000.00	148000.00	148000.00	148000.00	148000.00	148000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111072-011	06525

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1151.11	1151.11	1151.11	1151.11	1151.11	1151.11
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1151.11	1151.11	1151.11	1151.11	1151.11	1151.11
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111073-011	06526

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	118
Res Avg Lot Depth:	167
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	118
C/I Avg Lot Depth:	167

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1349.11	1349.11	1349.11	1349.11	1349.11	1349.11
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1349.11	1349.11	1349.11	1349.11	1349.11	1349.11
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111074-011	06526-349

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	101
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	129
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	129
C/I Avg Lot Depth:	180

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1162.79	1162.79	1162.79	1162.79	1162.79	1162.79
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1162.79	1162.79	1162.79	1162.79	1162.79	1162.79
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	193900.00	193900.00	193900.00	193900.00	193900.00	193900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111075-011	06527

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111076-011	06527-350

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	254
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	118
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	118
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	772.40	772.40	772.40	772.40	772.40	772.40
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	772.40	772.40	772.40	772.40	772.40	772.40
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	135400.00	135400.00	135400.00	135400.00	135400.00	135400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111079-011	06528-352

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	119
Res Avg Lot Depth:	154
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	119
C/I Avg Lot Depth:	154

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1117.57	1117.57	1117.57	1117.57	1117.57	1117.57
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1117.57	1117.57	1117.57	1117.57	1117.57	1117.57
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111080-011	06529

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	182
Res Avg Lot Depth:	375
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	182
C/I Avg Lot Depth:	375

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1225.77	1225.77	1225.77	1225.77	1225.77	1225.77
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1225.77	1225.77	1225.77	1225.77	1225.77	1225.77
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111081-011	06529-353

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	41
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	154
Res Avg Lot Depth:	244
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	154
C/I Avg Lot Depth:	244

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1189.43	1189.43	1189.43	1189.43	1189.43	1189.43
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1189.43	1189.43	1189.43	1189.43	1189.43	1189.43
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111083-011	06530-357

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	358
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	164
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	164

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	813.06	813.06	813.06	813.06	813.06	813.06
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	813.06	813.06	813.06	813.06	813.06	813.06
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	137600.00	137600.00	137600.00	137600.00	137600.00	137600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111088-011	06532A

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	148
Res Avg Lot Depth:	154
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	148
C/I Avg Lot Depth:	154

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1049.46	1049.46	1049.46	1049.46	1049.46	1049.46
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1049.46	1049.46	1049.46	1049.46	1049.46	1049.46
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111090-011	06533

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	162
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	162

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111091-011	06533-314

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	146
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	159
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	159
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	670.64	670.64	670.64	670.64	670.64	670.64
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	670.64	670.64	670.64	670.64	670.64	670.64
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	122700.00	122700.00	122700.00	122700.00	122700.00	122700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111092-011	06534-315

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	237
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	186
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	186

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	750.20	750.20	750.20	750.20	750.20	750.20
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	750.20	750.20	750.20	750.20	750.20	750.20
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	119500.00	119500.00	119500.00	119500.00	119500.00	119500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111093-011	06535

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	107
Res Avg Lot Depth:	155
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	107
C/I Avg Lot Depth:	155

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111094-011	06535-316

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	255
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	168
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	168

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	742.63	742.63	742.63	742.63	742.63	742.63
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	742.63	742.63	742.63	742.63	742.63	742.63
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	115500.00	115500.00	115500.00	115500.00	115500.00	115500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111096-011	06537

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	107
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	107
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	194.00	194.00	194.00	194.00	194.00	194.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	194.00	194.00	194.00	194.00	194.00	194.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111098-011	06538

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	106
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	106
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111101-011	06539-320

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	642
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	115
Res Avg Lot Depth:	164
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	115
C/I Avg Lot Depth:	164

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	740.91	740.91	740.91	740.91	740.91	740.91
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	740.91	740.91	740.91	740.91	740.91	740.91
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	121300.00	121300.00	121300.00	121300.00	121300.00	121300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111103-011	06540-321

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	53
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	116
Res Avg Lot Depth:	176
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	116
C/I Avg Lot Depth:	176

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1234.48	1234.48	1234.48	1234.48	1234.48	1234.48
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1234.48	1234.48	1234.48	1234.48	1234.48	1234.48
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111104-011	06540A-322

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	131
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	131
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1076.85	1076.85	1076.85	1076.85	1076.85	1076.85
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1076.85	1076.85	1076.85	1076.85	1076.85	1076.85
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111105-011	06540B

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	122
Res Avg Lot Depth:	216
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	122
C/I Avg Lot Depth:	216

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	880.00	880.00	880.00	880.00	880.00	880.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	880.00	880.00	880.00	880.00	880.00	880.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111106-011	06540B-323

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	80
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	238
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	238

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1130.77	1130.77	1130.77	1130.77	1130.77	1130.77
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1130.77	1130.77	1130.77	1130.77	1130.77	1130.77
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	160100.00	160100.00	160100.00	160100.00	160100.00	160100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111109-011	06543

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	109
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	109
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	732.11	732.11	732.11	732.11	732.11	732.11
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	732.11	732.11	732.11	732.11	732.11	732.11
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	114100.00	114100.00	114100.00	114100.00	114100.00	114100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111110-011	06543-326

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	198
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	109
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	109
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	732.11	732.11	732.11	732.11	732.11	732.11
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	732.11	732.11	732.11	732.11	732.11	732.11
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	114100.00	114100.00	114100.00	114100.00	114100.00	114100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111111-011	06544-327

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	122
Res Avg Lot Depth:	177
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	122
C/I Avg Lot Depth:	177

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1136.81	1136.81	1136.81	1136.81	1136.81	1136.81
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1136.81	1136.81	1136.81	1136.81	1136.81	1136.81
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111112-011	06545-328

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	64
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	113
Res Avg Lot Depth:	188
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	113
C/I Avg Lot Depth:	188

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	938.41	938.41	938.41	938.41	938.41	938.41
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	938.41	938.41	938.41	938.41	938.41	938.41
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	144800.00	144800.00	144800.00	144800.00	144800.00	144800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111113-011	06546

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	240
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	240

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1353.55	1353.55	1353.55	1353.55	1353.55	1353.55
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1353.55	1353.55	1353.55	1353.55	1353.55	1353.55
Residential Homesite	All	Square Foot	0.58	0.58	0.58	0.58	0.58	0.58
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111114-011	06546-329

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	38
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	246
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	246

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	800.00	800.00	800.00	800.00	800.00	800.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	800.00	800.00	800.00	800.00	800.00	800.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	105700.00	105700.00	105700.00	105700.00	105700.00	105700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111116-011	06547-330

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	391
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	121
Res Avg Lot Depth:	168
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	121
C/I Avg Lot Depth:	168

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1028.00	1028.00	1028.00	1028.00	1028.00	1028.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1028.00	1028.00	1028.00	1028.00	1028.00	1028.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	168400.00	168400.00	168400.00	168400.00	168400.00	168400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111117-011	06548

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	265
Res Avg Lot Depth:	349
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	265
C/I Avg Lot Depth:	349

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	1257.41	628.71	0.00	1257.41	628.71
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	1257.41	628.71	0.00	1257.41	628.71
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111118-011	06601

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	45
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00			
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	46900.00	50000.00	48450.00	46900.00	50000.00	48450.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	30000.00	37300.00	33650.00	30000.00	37300.00	33650.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10500.00	29000.00	19750.00	10500.00	29000.00	19750.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00			
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	33500.00	33500.00	33500.00	33500.00	33500.00	33500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111119-011	06802

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	0.66	0.66	0.66	0.66	0.66	0.66
Comm & Ind Primary	All	Acreage	28900.00	29800.00	29350.00	28900.00	29800.00	29350.00
Comm & Ind Secondary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Secondary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
Comm & Ind Udeveloped Usable	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.25	0.03	0.03	0.25	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111120-011	06519A

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	99
Res Avg Lot Depth:	184
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	99
C/I Avg Lot Depth:	184

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1236.45	1236.45	1236.45	1236.45	1236.45	1236.45
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1236.45	1236.45	1236.45	1236.45	1236.45	1236.45
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111121-011	06519A-307

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	267
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	188
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	188

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	728.87	728.87	728.87	728.87	728.87	728.87
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	728.87	728.87	728.87	728.87	728.87	728.87
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	102700.00	102700.00	102700.00	102700.00	102700.00	102700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111123-011	06392-386

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	0.66	0.66	0.66	0.66	0.66	0.66
Comm & Ind Primary	All	Acreage	28900.00	28900.00	28900.00	28900.00	28900.00	28900.00
Comm & Ind Secondary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Secondary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
Comm & Ind Udeveloped Usable	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.25	0.03	0.03	0.25	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111124-011	06549

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	214
Res Avg Lot Depth:	456
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	214
C/I Avg Lot Depth:	456

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111125-011	06515D

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	262
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	133
Res Avg Lot Depth:	294
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	133
C/I Avg Lot Depth:	294

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1939.57	1939.57	1939.57	1939.57	1939.57	1939.57
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1939.57	1939.57	1939.57	1939.57	1939.57	1939.57
Residential Homesite	All	Square Foot	2.25	2.25	2.25	2.25	2.25	2.25
Residential Homesite	All	Acreage	286600.00	286600.00	286600.00	286600.00	286600.00	286600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111126-011	06515C

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	201
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	131
Res Avg Lot Depth:	186
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	131
C/I Avg Lot Depth:	186

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1391.43	1391.43	1391.43	1391.43	1391.43	1391.43
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1391.43	1391.43	1391.43	1391.43	1391.43	1391.43
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	228300.00	228300.00	228300.00	228300.00	228300.00	228300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111127-011	06550

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	82
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	115
Res Avg Lot Depth:	186
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	115
C/I Avg Lot Depth:	186

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1055.53	1055.53	1055.53	1055.53	1055.53	1055.53
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1055.53	1055.53	1055.53	1055.53	1055.53	1055.53
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	165700.00	165700.00	165700.00	165700.00	165700.00	165700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111128-011	06551

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	47
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	133
Res Avg Lot Depth:	246
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	133
C/I Avg Lot Depth:	246

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1375.58	1375.58	1375.58	1375.58	1375.58	1375.58
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1375.58	1375.58	1375.58	1375.58	1375.58	1375.58
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	204900.00	204900.00	204900.00	204900.00	204900.00	204900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111129-011	06552

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	56000.00	56000.00	56000.00	56000.00	56000.00	56000.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	56000.00	56000.00	56000.00	56000.00	56000.00	56000.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111133-011	065102A-380

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	921.51	921.51	921.51	921.51	921.51	921.51
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	921.51	921.51	921.51	921.51	921.51	921.51
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	HARRIS TOWNSHIP	7111134-011	NORTHBROOK SHORES - LAKE #2
Comments:			Neighborhood Factor: 1.0000 Total Parcels: 29 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 126 Res Avg Lot Depth: 317 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 126 C/I Avg Lot Depth: 317

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1404.54	1404.54	1404.54	1404.54	1404.54	1404.54
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1404.54	1404.54	1404.54	1404.54	1404.54	1404.54
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	LINCOLN TOWNSHIP	7114001-014	09103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	185
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	47800.00	47800.00	47800.00	47800.00	47800.00	47800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	LINCOLN TOWNSHIP	7114002-014	09493-402

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	LINCOLN TOWNSHIP	7114003-014	095103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	233
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	106
Res Avg Lot Depth:	134
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	106
C/I Avg Lot Depth:	134

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	108.00	54.00	0.00	108.00	54.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	108.00	54.00	0.00	108.00	54.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	47800.00	47800.00	47800.00	47800.00	47800.00	47800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	LINCOLN TOWNSHIP	7114004-014	09494 10/2014

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	134
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	134

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	LINCOLN TOWNSHIP	7114005-014	09100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	98
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	47800.00	47800.00	47800.00	47800.00	47800.00	47800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	LINCOLN TOWNSHIP	7114006-014	09500

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	38
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	43
Res Avg Lot Depth:	267
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	43
C/I Avg Lot Depth:	267

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	537.52	268.76	0.00	537.52	268.76
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	537.52	268.76	0.00	537.52	268.76
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	47800.00	47800.00	47800.00	47800.00	47800.00	47800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	WALKERTON (LINCOLN)	7114006-015	09500

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	43
Res Avg Lot Depth:	267
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	43
C/I Avg Lot Depth:	267

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	537.52	268.76	0.00	537.52	268.76
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	537.52	268.76	0.00	537.52	268.76
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	47800.00	47800.00	47800.00	47800.00	47800.00	47800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	LINCOLN TOWNSHIP	7114007-014	09400

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot	0.41	7500.00	3750.21	0.41	7500.00	3750.21
Comm & Ind Udeveloped Usable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.41	7500.00	0.41	0.41	7500.00	0.41
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	LINCOLN TOWNSHIP	7114009-014	09393 10/18

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Udeveloped Unusable	All	Square Foot	1500.00		1500.00	1500.00		1500.00
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	LINCOLN TOWNSHIP	7115001-014	10103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	WALKERTON (LINCOLN)	7115001-015	10103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	WALKERTON (LINCOLN)	7115002-015	10393

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	55
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	97
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	97
C/I Avg Lot Depth:	153

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	WALKERTON (LINCOLN)	7115005-015	10403-402

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	666
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	66
C/I Avg Lot Depth:	666

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	WALKERTON (LINCOLN)	7115007-015	10493-402

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	94
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	67
Res Avg Lot Depth:	152
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	67
C/I Avg Lot Depth:	152

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	130000.00	95000.00	60000.00	130000.00	95000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	WALKERTON (LINCOLN)	7115010-015	10501-285

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	472
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	92
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	92
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	316.00	316.00	316.00	316.00	316.00	316.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	316.00	316.00	316.00	316.00	316.00	316.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	47800.00	47800.00	47800.00	47800.00	47800.00	47800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	WALKERTON (LINCOLN)	7115012-015	10502-286

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	84
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	145

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	285.17	285.17	285.17	285.17	285.17	285.17
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	285.17	285.17	285.17	285.17	285.17	285.17
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	45200.00	47800.00	46500.00	45200.00	47800.00	46500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	WALKERTON (LINCOLN)	7115016-015	10503-286 R150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	279.63	279.63	279.63	279.63	279.63	279.63
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	279.63	279.63	279.63	279.63	279.63	279.63
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	47800.00	47800.00	47800.00	47800.00	47800.00	47800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	LINCOLN TOWNSHIP	7115018-014	10504-014

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	123
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	123
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	589.03	589.03	589.03	589.03	589.03	589.03
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	589.03	589.03	589.03	589.03	589.03	589.03
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	105600.00	105600.00	105600.00	105600.00	105600.00	105600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	WALKERTON (LINCOLN)	7115018-015	10504-12

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	67
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	123
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	123
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	589.03	589.03	589.03	589.03	589.03	589.03
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	589.03	589.03	589.03	589.03	589.03	589.03
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	105600.00	105600.00	105600.00	105600.00	105600.00	105600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	WALKERTON (LINCOLN)	7115021-015	10505-Rental

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	45
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	103
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	103

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	478.26	478.26	478.26	478.26	478.26	478.26
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	478.26	478.26	478.26	478.26	478.26	478.26
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	105600.00	105600.00	105600.00	105600.00	105600.00	105600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	WALKERTON (LINCOLN)	7115022-015	10505-283 Dogwood Estates 2012
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 13
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 112
			Res Avg Lot Depth: 103
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 112
			C/I Avg Lot Depth: 103

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	478.26	478.26	478.26	478.26	478.26	478.26
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	478.26	478.26	478.26	478.26	478.26	478.26
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	105600.00	105600.00	105600.00	105600.00	105600.00	105600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	WALKERTON (LINCOLN)	7115025-015	105103-12

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	123
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	47800.00	47800.00	47800.00	47800.00	47800.00	47800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	LINCOLN TOWNSHIP	7115026-014	10500

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	88
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	88
C/I Avg Lot Depth:	153

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	140.00	320.78	230.39	140.00	320.78	230.39
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Front Foot	140.00	320.78	230.39	140.00	320.78	230.39
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	47800.00	47800.00	47800.00	47800.00	47800.00	47800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	WALKERTON (LINCOLN)	7115026-015	10500

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	47
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	88
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	88
C/I Avg Lot Depth:	153

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	140.00	320.78	230.39	140.00	320.78	230.39
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Front Foot	140.00	320.78	230.39	140.00	320.78	230.39
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	47800.00	47800.00	47800.00	47800.00	47800.00	47800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	WALKERTON (LINCOLN)	7115029-015	10300

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	6800.00	6800.00	6800.00	6800.00	6800.00
Comm & Ind Udeveloped Unusable	All	Square Foot		0.00			0.00	
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	WALKERTON (LINCOLN)	7115030-015	10400

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	57
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	57
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	6800.00	6800.00	6800.00	6800.00	6800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	LINCOLN TOWNSHIP	7115032-014	10630-Exempt-014

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	115.00	115.00	115.00	115.00	115.00	115.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	0.00	50000.00	25000.00	0.00	50000.00	25000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	3300.00	3300.00	3300.00	3300.00	3300.00	3300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	115.00	115.00	115.00	115.00	115.00	115.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37000.00	37000.00	37000.00	37000.00	37000.00	37000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

LINCOLN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LINCOLN TOWNSHIP	WALKERTON (LINCOLN)	7115032-015	10630

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	51
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	115.00	115.00	115.00	115.00	115.00	115.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	0.00	50000.00	25000.00	0.00	50000.00	25000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	3300.00	3300.00	3300.00	3300.00	3300.00	3300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	115.00	115.00	115.00	115.00	115.00	115.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37000.00	37000.00	37000.00	37000.00	37000.00	37000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

MADISON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MADISON TOWNSHIP	MADISON TOWNSHIP	7116001-016	11103 - Agriculture

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	748
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
Comm & Ind Primary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Secondary	All	Square Foot	0.15	0.15	0.15	0.15	0.15	0.15
Comm & Ind Secondary	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.08	0.08	0.08	0.08	0.08	0.08
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	6800.00	6800.00	6800.00	6800.00	6800.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.08	0.03	0.03	0.08	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	66700.00	66700.00	66700.00	66700.00	66700.00	66700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20100.00	20100.00	20100.00	20100.00	20100.00	20100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

MADISON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MADISON TOWNSHIP	MADISON TOWNSHIP	7116002-016	11394 Industrial Improved 394
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 8
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 0
			Res Avg Lot Depth: 0
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 0
			C/I Avg Lot Depth: 0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	3300.00	3300.00	3300.00	3300.00	3300.00	3300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

MADISON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MADISON TOWNSHIP	MADISON TOWNSHIP	7116003-016	11491 Commercial Improved 491

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	270000.00	270000.00	270000.00	270000.00	270000.00	270000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	200000.00	200000.00	200000.00	200000.00	200000.00	200000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

MADISON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MADISON TOWNSHIP	MADISON TOWNSHIP	7116004-016	11495 Commercial Improved 495

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	115
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	115

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	6800.00	6800.00	6800.00	6800.00	6800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

MADISON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MADISON TOWNSHIP	MADISON TOWNSHIP	7116005-016	11503

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	123
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	127
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	127
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	340.95	340.95	340.95	340.95	340.95	340.95
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	340.95	340.95	340.95	340.95	340.95	340.95
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	66700.00	66700.00	66700.00	66700.00	66700.00	66700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20100.00	20100.00	20100.00	20100.00	20100.00	20100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

MADISON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MADISON TOWNSHIP	MADISON TOWNSHIP	7116006-016	115103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	330
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	155.00	332.72	243.86	155.00	332.72	243.86
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage				1.00	1.00	1.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage				1.00	1.00	1.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage				1.00	1.00	1.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage				1.00	1.00	1.00
Residential Homesite	All	Front Foot	155.00	332.72	243.86	155.00	332.72	243.86
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	66700.00	66700.00	66700.00	66700.00	66700.00	66700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20100.00	20100.00	20100.00	20100.00	20100.00	20100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	155.00	0.00	0.00	155.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	155.00	0.00	0.00	155.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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MADISON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MADISON TOWNSHIP	MADISON TOWNSHIP	7116007-016	11608 C120

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	157
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	157
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

MADISON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MADISON TOWNSHIP	MADISON TOWNSHIP	7116008-016	11503 510 520 Rental

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	115
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	115

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	340.95	340.95	340.95	340.95	340.95	340.95
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	6800.00	6800.00	6800.00	6800.00	6800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	340.95	340.95	340.95	340.95	340.95	340.95
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	66700.00	66700.00	66700.00	66700.00	66700.00	66700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20100.00	20100.00	20100.00	20100.00	20100.00	20100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

MADISON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MADISON TOWNSHIP	MADISON TOWNSHIP	7116009-016	500 Residential Vacant Land
Comments:			Neighborhood Factor: 1.0000 Total Parcels: 13 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 88 Res Avg Lot Depth: 140 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 88 C/I Avg Lot Depth: 140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	362.22	362.22	362.22	362.22	362.22	362.22
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	362.22	362.22	362.22	362.22	362.22	362.22
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	66700.00	66700.00	66700.00	66700.00	66700.00	66700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20100.00	20100.00	20100.00	20100.00	20100.00	20100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7116432-023	Oak Grove Mobile Home Park

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	57
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7116433-023	Harrison Creek/Norland Park

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	97
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	102
	Res Avg Lot Depth:	166
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	102
	C/I Avg Lot Depth:	166

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	690.94	690.94	690.94	690.94	690.94	690.94
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	690.94	690.94	690.94	690.94	690.94	690.94
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	113600.00	113600.00	113600.00	113600.00	113600.00	113600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7116434-023	New Reverewood Villas

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	70
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	263.00	263.00	263.00	263.00	263.00	263.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	263.00	263.00	263.00	263.00	263.00	263.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117001-017	12103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	188
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76300.00	76300.00	76300.00	76300.00	76300.00	76300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117002-017	12104

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	241
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76300.00	76300.00	76300.00	76300.00	76300.00	76300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117003-017	12105

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	236
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76300.00	76300.00	76300.00	76300.00	76300.00	76300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117004-017	12392-017

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	0.66	0.66	0.66	0.66	0.66	0.66
Comm & Ind Primary	All	Acreage	28900.00	28900.00	28900.00	28900.00	28900.00	28900.00
Comm & Ind Secondary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Secondary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
Comm & Ind Udeveloped Usable	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.25	0.03	0.03	0.25	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7117004-018	12392-018

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	0.66	0.66	0.66	0.66	0.66	0.66
Comm & Ind Primary	All	Acreage	28900.00	28900.00	28900.00	28900.00	28900.00	28900.00
Comm & Ind Secondary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Secondary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
Comm & Ind Udeveloped Usable	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.25	0.03	0.03	0.25	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117005-017	12393

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	31
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7117005-018	12393

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117006-017	12393-141

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	3300.00	3300.00	3300.00	3300.00	3300.00	3300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117007-017	12493

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	38
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot	0.23	0.23	0.23	0.23	0.23	0.23
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	19300.00	19300.00	19300.00	19300.00	19300.00	19300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117008-017	12493-141

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117009-017	12501

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	98
Res Avg Lot Depth:	199
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	98
C/I Avg Lot Depth:	199

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	514.02	514.02	514.02	514.02	514.02	514.02
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	514.02	514.02	514.02	514.02	514.02	514.02
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76300.00	76300.00	76300.00	76300.00	76300.00	76300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117010-017	12501-134

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	83
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	168
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	168

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	735.20	735.20	735.20	735.20	735.20	735.20
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	735.20	735.20	735.20	735.20	735.20	735.20
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	125200.00	125200.00	125200.00	125200.00	125200.00	125200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8100.00	8100.00	8100.00	8100.00	8100.00	8100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117011-017	12502

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	143
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	143

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	471.37	471.37	471.37	471.37	471.37	471.37
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	471.37	471.37	471.37	471.37	471.37	471.37
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76300.00	76300.00	76300.00	76300.00	76300.00	76300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117012-017	12502-135

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	143
Res Avg Lot Depth:	259
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	143
C/I Avg Lot Depth:	259

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	914.41	914.41	914.41	914.41	914.41	914.41
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	914.41	914.41	914.41	914.41	914.41	914.41
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	125200.00	125200.00	125200.00	125200.00	125200.00	125200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8100.00	8100.00	8100.00	8100.00	8100.00	8100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117013-017	12503

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	139
Res Avg Lot Depth:	279
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	139
C/I Avg Lot Depth:	279

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76300.00	76300.00	76300.00	76300.00	76300.00	76300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117014-017	12504

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	83
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	136
Res Avg Lot Depth:	188
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	136
C/I Avg Lot Depth:	188

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	811.92	811.92	811.92	811.92	811.92	811.92
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	811.92	811.92	811.92	811.92	811.92	811.92
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	125200.00	125200.00	125200.00	125200.00	125200.00	125200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8100.00	8100.00	8100.00	8100.00	8100.00	8100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117015-017	12505

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	33
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	205
Res Avg Lot Depth:	202
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	205
C/I Avg Lot Depth:	202

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	603.41	603.41	603.41	603.41	603.41	603.41
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	603.41	603.41	603.41	603.41	603.41	603.41
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	125200.00	125200.00	125200.00	125200.00	125200.00	125200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8100.00	8100.00	8100.00	8100.00	8100.00	8100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117016-017	12506

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	111
Res Avg Lot Depth:	343
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	111
C/I Avg Lot Depth:	343

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	691.63	691.63	691.63	691.63	691.63	691.63
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	691.63	691.63	691.63	691.63	691.63	691.63
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76300.00	76300.00	76300.00	76300.00	76300.00	76300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117017-017	12508

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	168
Res Avg Lot Depth:	242
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	168
C/I Avg Lot Depth:	242

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	789.81	789.81	789.81	789.81	789.81	789.81
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	789.81	789.81	789.81	789.81	789.81	789.81
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	125200.00	125200.00	125200.00	125200.00	125200.00	125200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8100.00	8100.00	8100.00	8100.00	8100.00	8100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117018-017	125103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	188
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	425
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	425

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76300.00	76300.00	76300.00	76300.00	76300.00	76300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117019-017	125104

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	99
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76300.00	76300.00	76300.00	76300.00	76300.00	76300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117020-017	125105

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	65
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	162
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	162
C/I Avg Lot Depth:	122

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	289.32	289.32	289.32	289.32	289.32	289.32
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	289.32	289.32	289.32	289.32	289.32	289.32
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76300.00	76300.00	76300.00	76300.00	76300.00	76300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117021-017	12603 C200 Tax Exempt

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Primary	All	Acreage	17700.00	130000.00	73850.00	17700.00	130000.00	73850.00
Comm & Ind Secondary	All	Square Foot	0.03	0.03	0.03	0.03	0.03	0.03
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	18000.00	12300.00	6600.00	18000.00	12300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7117022-018	12603 R200 Utility

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117023-017	New Prairie #3

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	149
Res Avg Lot Depth:	167
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	149
C/I Avg Lot Depth:	167

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	646.44	646.44	646.44	646.44	646.44	646.44
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	646.44	646.44	646.44	646.44	646.44	646.44
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	125200.00	125200.00	125200.00	125200.00	125200.00	125200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8100.00	8100.00	8100.00	8100.00	8100.00	8100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117024-017	Residential Vac-Stone Oak Estates

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	13
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	115
	Res Avg Lot Depth:	243
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	115
	C/I Avg Lot Depth:	243

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	985.51	985.51	985.51	985.51	985.51	985.51
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	985.51	985.51	985.51	985.51	985.51	985.51
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	125200.00	125200.00	125200.00	125200.00	125200.00	125200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8100.00	8100.00	8100.00	8100.00	8100.00	8100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117025-017	Residential Vac- Hillcrest

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	101
Res Avg Lot Depth:	185
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	101
C/I Avg Lot Depth:	185

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	897.35	897.35	897.35	897.35	897.35	897.35
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	897.35	897.35	897.35	897.35	897.35	897.35
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	125200.00	125200.00	125200.00	125200.00	125200.00	125200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8100.00	8100.00	8100.00	8100.00	8100.00	8100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117026-017	Residential Vacant

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	82
Res Avg Lot Depth:	333
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	82
C/I Avg Lot Depth:	333

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	818.64	818.64	818.64	818.64	818.64	818.64
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	818.64	818.64	818.64	818.64	818.64	818.64
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76300.00	76300.00	76300.00	76300.00	76300.00	76300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117027-017	Residential Vac- Hancz & Moore

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	174
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	174

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	499.01	499.01	499.01	499.01	499.01	499.01
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	499.01	499.01	499.01	499.01	499.01	499.01
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76300.00	76300.00	76300.00	76300.00	76300.00	76300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117028-017	Residential Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	155
Res Avg Lot Depth:	250
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	155
C/I Avg Lot Depth:	250

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	482.24	482.24	482.24	482.24	482.24	482.24
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	482.24	482.24	482.24	482.24	482.24	482.24
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76300.00	76300.00	76300.00	76300.00	76300.00	76300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117029-017	Residential Vacant-017

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76300.00	76300.00	76300.00	76300.00	76300.00	76300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7117030-017	Residential Vacant

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	80700.00	80700.00	80700.00	80700.00	80700.00	80700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1200.00	1200.00	1200.00	1200.00	1200.00	1200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7118001-018	13103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	19300.00	19300.00	19300.00	19300.00	19300.00	19300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7118002-018	13393 Avg Indus

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7118003-018	13405-141

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	217
Res Avg Lot Depth:	413
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	217
C/I Avg Lot Depth:	413

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7118004-018	13493

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot	1.38	1.38	1.38	1.38	1.38	1.38
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot		0.41			0.41	
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7118005-018	13493-141

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	91
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	51
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	51
C/I Avg Lot Depth:	148

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot	1.38	1.38	1.38	1.38	1.38	1.38
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot		0.41			0.41	
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76300.00	76300.00	76300.00	76300.00	76300.00	76300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7118006-018	13501

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	190
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	84
Res Avg Lot Depth:	147
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	84
C/I Avg Lot Depth:	147

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	766.94	766.94	766.94	766.94	766.94	766.94
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	766.94	766.94	766.94	766.94	766.94	766.94
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	125200.00	125200.00	125200.00	125200.00	125200.00	125200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8100.00	8100.00	8100.00	8100.00	8100.00	8100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7118007-018	13501-141

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	51
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	51
C/I Avg Lot Depth:	148

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	981.13	981.13	981.13	981.13	981.13	981.13
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	981.13	981.13	981.13	981.13	981.13	981.13
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	125200.00	125200.00	125200.00	125200.00	125200.00	125200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8100.00	8100.00	8100.00	8100.00	8100.00	8100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7118009-018	13503 WINTERGREEN MEADOWS
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 10
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 77
			Res Avg Lot Depth: 146
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 77
			C/I Avg Lot Depth: 146

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76300.00	76300.00	76300.00	76300.00	76300.00	76300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7118011-018	13504-133

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	213
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	109
Res Avg Lot Depth:	179
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	109
C/I Avg Lot Depth:	179

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	780.70	780.70	780.70	780.70	780.70	780.70
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	780.70	780.70	780.70	780.70	780.70	780.70
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	125200.00	125200.00	125200.00	125200.00	125200.00	125200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8100.00	8100.00	8100.00	8100.00	8100.00	8100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7118012-018	13505

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	157
Res Avg Lot Depth:	210
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	157
C/I Avg Lot Depth:	210

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	195.00	195.00	195.00	195.00	195.00	195.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	195.00	195.00	195.00	195.00	195.00	195.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76300.00	76300.00	76300.00	76300.00	76300.00	76300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7118013-018	13505-133

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	131
Res Avg Lot Depth:	268
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	131
C/I Avg Lot Depth:	268

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	195.00	195.00	195.00	195.00	195.00	195.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	195.00	195.00	195.00	195.00	195.00	195.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7118014-018	13506

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	248
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	745.24	745.24	745.24	745.24	745.24	745.24
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	745.24	745.24	745.24	745.24	745.24	745.24
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	125200.00	125200.00	125200.00	125200.00	125200.00	125200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8100.00	8100.00	8100.00	8100.00	8100.00	8100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7118015-018	13507

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	342
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	66
C/I Avg Lot Depth:	342

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1377.93	1377.93	1377.93	1377.93	1377.93	1377.93
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1377.93	1377.93	1377.93	1377.93	1377.93	1377.93
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	125200.00	125200.00	125200.00	125200.00	125200.00	125200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8100.00	8100.00	8100.00	8100.00	8100.00	8100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7118016-018	13603

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7118017-018	13508

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	101
Res Avg Lot Depth:	236
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	101
C/I Avg Lot Depth:	236

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	892.89	892.89	892.89	892.89	892.89	892.89
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	892.89	892.89	892.89	892.89	892.89	892.89
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	125200.00	125200.00	125200.00	125200.00	125200.00	125200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8100.00	8100.00	8100.00	8100.00	8100.00	8100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7118018-018	13510-Rental

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	61
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	61
C/I Avg Lot Depth:	153

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	846.50	846.50	846.50	846.50	846.50	846.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	846.50	846.50	846.50	846.50	846.50	846.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	125200.00	125200.00	125200.00	125200.00	125200.00	125200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8100.00	8100.00	8100.00	8100.00	8100.00	8100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7118019-018	13403-rentals-Apt

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	75.00	75.00	75.00	75.00	75.00	75.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	7000.00	29000.00	18000.00	7000.00	29000.00	18000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	75.00	75.00	75.00	75.00	75.00	75.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	7000.00	8000.00	7000.00	7000.00	8000.00	7000.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7118028-018	Residential Vacant-018

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	118
Res Avg Lot Depth:	115
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	118
C/I Avg Lot Depth:	115

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	449.35	449.35	449.35	449.35	449.35	449.35
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	449.35	449.35	449.35	449.35	449.35	449.35
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76300.00	76300.00	76300.00	76300.00	76300.00	76300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	NEW CARLISLE (OLIVE)	7118029-018	Wintergreen Meadows V/L
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 1
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 12
			Res Avg Lot Depth: 132
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 12
			C/I Avg Lot Depth: 132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	696.97	696.97	696.97	696.97	696.97	696.97
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	696.97	696.97	696.97	696.97	696.97	696.97
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	76300.00	76300.00	76300.00	76300.00	76300.00	76300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7118432-026	Countryside Village

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	292
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122001-022	27101

Comments:
Per CD. base land rates have been established for 7122001-022. Rate was established using the base rates from similar platted, constructed homes in neighborhood 7131074-031.

Neighborhood Factor:	1.0000
Total Parcels:	43
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	113
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	113
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	417.00	41700.00	417.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	417.00	834.00	417.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				155000.00	155000.00	155000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	10.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				10.00	10.00	10.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122002-022	27103-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	52
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	181
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	181

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Good	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Average	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Fair	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Poor	Acreage	19800.00		19800.00	19800.00		19800.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7122002-031	27103-031

Comments:
09-21-2023 Per Excesptions list Added Res excess per acre per ProVal MLK

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Good	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Average	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Fair	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Poor	Acreage	19800.00		19800.00	19800.00		19800.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122003-022	27392 C100-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	110
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	110

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	275.00	137.50	0.00	275.00	137.50
Comm & Ind Primary	All	Square Foot	0.66	0.66	0.66	0.66	0.66	0.66
Comm & Ind Primary	All	Acreage	23800.00	28900.00	26350.00	23800.00	28900.00	26350.00
Comm & Ind Secondary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Secondary	All	Acreage	16660.00	17700.00	17180.00	16660.00	17700.00	17180.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
Comm & Ind Udeveloped Usable	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.25	0.03	0.03	0.25	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	275.00	137.50	0.00	275.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7122003-031	27392 C100-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	110
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	110

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	275.00	137.50	0.00	275.00	137.50
Comm & Ind Primary	All	Square Foot	0.66	0.66	0.66	0.66	0.66	0.66
Comm & Ind Primary	All	Acreage	23800.00	28900.00	26350.00	23800.00	28900.00	26350.00
Comm & Ind Secondary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Secondary	All	Acreage	16660.00	17700.00	17180.00	16660.00	17700.00	17180.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
Comm & Ind Udeveloped Usable	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.25	0.03	0.03	0.25	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	275.00	137.50	0.00	275.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122005-022	27392-338 C100-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	110
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	110
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	110

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot	0.66	0.66	0.66	0.66	0.66	0.66
Comm & Ind Primary	All	Acreage	23800.00	28900.00	26350.00	23800.00	28900.00	26350.00
Comm & Ind Secondary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Secondary	All	Acreage	16660.00	17700.00	17180.00	16660.00	17700.00	17180.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
Comm & Ind Udeveloped Usable	All	Acreage	10700.00	13720.00	12210.00	10700.00	13720.00	12210.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.25	0.03	0.03	0.25	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7122005-031	27392-338 C100-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	110
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	110

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot	0.66	0.66	0.66	0.66	0.66	0.66
Comm & Ind Primary	All	Acreage	23800.00	28900.00	26350.00	23800.00	28900.00	26350.00
Comm & Ind Secondary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Secondary	All	Acreage	16660.00	17700.00	17180.00	16660.00	17700.00	17180.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
Comm & Ind Udeveloped Usable	All	Acreage	10700.00	13720.00	12210.00	10700.00	13720.00	12210.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.25	0.03	0.03	0.25	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122009-022	27392-417 C100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	32
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	110
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	110

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	250.00	125.00	0.00	250.00	125.00
Comm & Ind Primary	All	Square Foot	0.66	0.66	0.66	0.66	0.66	0.66
Comm & Ind Primary	All	Acreage	23800.00	28900.00	26350.00	23800.00	28900.00	26350.00
Comm & Ind Secondary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Secondary	All	Acreage	16660.00	17700.00	17180.00	16660.00	17700.00	17180.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
Comm & Ind Udeveloped Usable	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.25	0.03	0.03	0.25	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	250.00	125.00	0.00	250.00	125.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122011-022	27392-419 C100-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	110
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	110

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	250.00	125.00	0.00	250.00	125.00
Comm & Ind Primary	All	Square Foot	0.66	0.66	0.66	0.66	0.66	0.66
Comm & Ind Primary	All	Acreage	23800.00	28900.00	26350.00	23800.00	28900.00	26350.00
Comm & Ind Secondary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Secondary	All	Acreage	16660.00	17700.00	17180.00	16660.00	17700.00	17180.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
Comm & Ind Udeveloped Usable	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.25	0.03	0.03	0.25	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	250.00	125.00	0.00	250.00	125.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7122011-031	27392-419 C100-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	110
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	110

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	250.00	125.00	0.00	250.00	125.00
Comm & Ind Primary	All	Square Foot	0.66	0.66	0.66	0.66	0.66	0.66
Comm & Ind Primary	All	Acreage	23800.00	28900.00	26350.00	23800.00	28900.00	26350.00
Comm & Ind Secondary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Secondary	All	Acreage	16660.00	17700.00	17180.00	16660.00	17700.00	17180.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
Comm & Ind Udeveloped Usable	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.25	0.03	0.03	0.25	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	250.00	125.00	0.00	250.00	125.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122014-022	27393-340

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	150
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	16660.00	16660.00	16660.00	16660.00	16660.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	8150.00	7375.00	6600.00	8150.00	7375.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122015-022	27393-417

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	150
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7122016-023	27393-419

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	38
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	150
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00			
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	16660.00	16660.00	16660.00	16660.00	16660.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	8150.00	7375.00	6600.00	8150.00	7375.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	143.00	1050.00	596.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122017-022	27491

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	300000.00	300000.00	300000.00	300000.00	300000.00	300000.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	255000.00	270000.00	262500.00	255000.00	270000.00	262500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage				210000.00	210000.00	210000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	70000.00	130000.00	100000.00	70000.00	130000.00	100000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	300000.00	300000.00	300000.00	300000.00	300000.00	300000.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7122018-023	27491-373

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00			
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	255000.00	270000.00	262500.00	255000.00	270000.00	262500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	70000.00	130000.00	100000.00	70000.00	130000.00	100000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00			
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122019-022	27491-375-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	6.20	6.20	6.20	6.20	6.20	6.20
Comm & Ind Primary	All	Acreage	255000.00	270000.00	262500.00	255000.00	270000.00	262500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	175000.00	200000.00	187500.00	175000.00	200000.00	187500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	70000.00	130000.00	100000.00	70000.00	130000.00	100000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7122019-031	27491-375-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	6.20	6.20	6.20	6.20	6.20	6.20
Comm & Ind Primary	All	Acreage	255000.00	270000.00	262500.00	255000.00	270000.00	262500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	175000.00	200000.00	187500.00	175000.00	200000.00	187500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	70000.00	130000.00	100000.00	70000.00	130000.00	100000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122020-022	27491-417

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	255000.00	270000.00	262500.00	255000.00	270000.00	262500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	70000.00	130000.00	100000.00	70000.00	130000.00	100000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7122021-023	27491-419

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00			
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	255000.00	270000.00	262500.00	255000.00	270000.00	262500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	130000.00	175000.00	152500.00	130000.00	175000.00	152500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00			
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122022-022	27492 C100-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	152
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	152
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	180000.00	200000.00	190000.00	180000.00	200000.00	190000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	120000.00	130000.00	125000.00	120000.00	130000.00	125000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	52500.00	52500.00	52500.00	52500.00	52500.00	52500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7122022-031	27492 C100-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	152
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	152
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	180000.00	200000.00	190000.00	180000.00	200000.00	190000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	120000.00	130000.00	125000.00	120000.00	130000.00	125000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	52500.00	52500.00	52500.00	52500.00	52500.00	52500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122024-022	27492-379 C100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	152
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	152
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	180000.00	200000.00	190000.00	180000.00	200000.00	190000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	120000.00	130000.00	125000.00	120000.00	130000.00	125000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	52500.00	60000.00	56250.00	52500.00	60000.00	56250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122026-022	27492-381 C100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	152
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	152
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	180000.00	200000.00	190000.00	180000.00	200000.00	190000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	120000.00	130000.00	125000.00	120000.00	130000.00	125000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	52500.00	60000.00	56250.00	52500.00	60000.00	56250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122028-022	27492-383 C100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	152
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	152
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	700.00	350.00	0.00	700.00	350.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	180000.00	200000.00	190000.00	180000.00	200000.00	190000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	700.00	350.00	0.00	700.00	350.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122030-022	27492-417 C100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	152
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	152
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	150000.00	200000.00	175000.00	150000.00	200000.00	175000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	35000.00	60000.00	47500.00	35000.00	60000.00	47500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7122031-023	27492-417 R200

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	152
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	152
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Good	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Average	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Fair	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Poor	Acreage	19800.00		19800.00	19800.00		19800.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122032-022	27492-419 C100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	152
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	152
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	180000.00	200000.00	190000.00	180000.00	200000.00	190000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	120000.00	130000.00	125000.00	120000.00	130000.00	125000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	52500.00	60000.00	56250.00	52500.00	60000.00	56250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122034-022	27493 C100-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	195
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	195
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	26250.00	26250.00	26250.00	26250.00	26250.00	26250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7122034-023	27493 C100-023

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	195
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	195
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	26250.00	26250.00	26250.00	26250.00	26250.00	26250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122036-022	27493-389 C100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	195
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	195
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	600.00	300.00	0.00	600.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	150000.00	138750.00	127500.00	150000.00	138750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17500.00	26250.00	21875.00	17500.00	26250.00	21875.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	600.00	300.00	0.00	600.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122038-022	27493-391 C100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	195
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	195
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	600.00	300.00	0.00	600.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	150000.00	138750.00	127500.00	150000.00	138750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	600.00	300.00	0.00	600.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122040-022	27493-393 C100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	195
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	195
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	60000.00	55000.00	50000.00	60000.00	55000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122042-022	27493-417 C100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	195
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	195
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	600.00	300.00	0.00	600.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17500.00	35000.00	26250.00	17500.00	35000.00	26250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	600.00	300.00	0.00	600.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7122044	01808-395-031

Comments:
09-21-2023 Per Exceptions Report Add 60000/Ac per ProVal MLK CD

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	16660.00	16660.00	16660.00	16660.00	16660.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8150.00	8150.00	8150.00	8150.00	8150.00	8150.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122044-022	27493-419 C100-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	195
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	195
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	600.00	300.00	0.00	600.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	100000.00	80000.00	60000.00	100000.00	80000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17500.00	26250.00	21875.00	17500.00	26250.00	21875.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	600.00	300.00	0.00	600.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7122044-023	27493-419 C100-023

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	195
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	195
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	600.00	300.00	0.00	600.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	100000.00	80000.00	60000.00	100000.00	80000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17500.00	26250.00	21875.00	17500.00	26250.00	21875.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	600.00	300.00	0.00	600.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7122044-031	27493-419 C100-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	195
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	195
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	600.00	300.00	0.00	600.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	100000.00	80000.00	60000.00	100000.00	80000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17500.00	26250.00	21875.00	17500.00	26250.00	21875.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	600.00	300.00	0.00	600.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122046-022	27494 C150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122052-022	275101

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	200
Res Avg Lot Depth:	350
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	200
C/I Avg Lot Depth:	350

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122053-022	275103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	94
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	150
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	140.00	140.00	140.00	140.00	140.00	140.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	140.00	140.00	140.00	140.00	140.00	140.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122054-022	27511

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	181
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	181
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	181

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	591.11	358.06	125.00	591.11	358.06
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	125.00	591.11	358.06	125.00	591.11	358.06
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	88400.00	88400.00	88400.00	88400.00	88400.00	88400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122055-022	27512

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	57
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	57
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	184.00	92.00	0.00	184.00	92.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	184.00	92.00	0.00	184.00	92.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122056-022	The Forest at Edison Lakes

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	30
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	40
	Res Avg Lot Depth:	120
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	40
	C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	375.00	187.50	0.00	375.00	187.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	375.00	187.50	0.00	375.00	187.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5200.00	5200.00	5200.00	5200.00	5200.00	5200.00
Residential Rural Homesite	Excellent	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Good	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Average	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Fair	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Poor	Acreage	19800.00		19800.00	19800.00		19800.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122058-022	27521

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	215
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	89
Res Avg Lot Depth:	272
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	89
C/I Avg Lot Depth:	272

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	162.00	550.24	356.12	162.00	550.24	356.12
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	162.00	550.24	356.12	162.00	550.24	356.12
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17200.00	70800.00	44000.00	17200.00	70800.00	44000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122060-022	27533A

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	66
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	88
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	88
C/I Avg Lot Depth:	148

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	328.00	1051.95	689.98	328.00	1051.95	689.98
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	328.00	1051.95	689.98	328.00	1051.95	689.98
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	19800.00	185500.00	102650.00	19800.00	185500.00	102650.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Good	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Average	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Fair	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Poor	Acreage	19800.00		19800.00	19800.00		19800.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122061-022	27533C

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	31
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	126
Res Avg Lot Depth:	191
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	126
C/I Avg Lot Depth:	191

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	927.28	927.28	927.28	927.28	927.28	927.28
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	927.28	927.28	927.28	927.28	927.28	927.28
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	121300.00	121300.00	121300.00	121300.00	121300.00	121300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122062-022	27533D-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	50
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	146
Res Avg Lot Depth:	197
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	146
C/I Avg Lot Depth:	197

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	725.00	362.50	328.00	725.00	526.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	725.00	362.50	328.00	725.00	526.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage				19800.00	19800.00	19800.00
Residential Rural Homesite	Good	Acreage				19800.00	19800.00	19800.00
Residential Rural Homesite	Average	Acreage				19800.00	19800.00	19800.00
Residential Rural Homesite	Fair	Acreage				19800.00	19800.00	19800.00
Residential Rural Homesite	Poor	Acreage				19800.00		19800.00
Residential Rural Excess	Excellent	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage				3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	50000.00	0.00	0.00	50000.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	OSCEOLA (PENN)	7122062-030	27533D-030

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	146
Res Avg Lot Depth:	197
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	146
C/I Avg Lot Depth:	197

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	725.00	362.50	0.00	725.00	362.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	725.00	362.50	0.00	725.00	362.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	50000.00	0.00	0.00	50000.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7122063-023	Reverewood Villas

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	55
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	624.41	624.41	624.41	624.41	624.41	624.41
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	624.41	624.41	624.41	624.41	624.41	624.41
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	107500.00	107500.00	107500.00	107500.00	107500.00	107500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122064-022	27535

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	232
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	151
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	151

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	808.40	808.40	808.40	808.40	808.40	808.40
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	808.40	808.40	808.40	808.40	808.40	808.40
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103100.00	103100.00	103100.00	103100.00	103100.00	103100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122066-022	27542

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	72
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	191
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	191

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	844.27	844.27	844.27	844.27	844.27	844.27
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	844.27	844.27	844.27	844.27	844.27	844.27
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	142000.00	142000.00	142000.00	142000.00	142000.00	142000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122067-022	27552

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	95
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	238.00	238.00	238.00	238.00	238.00	238.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	238.00	238.00	238.00	238.00	238.00	238.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Good	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Average	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Fair	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Poor	Acreage	19800.00		19800.00	19800.00		19800.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122068-022	27554

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	300
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	84
Res Avg Lot Depth:	117
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	84
C/I Avg Lot Depth:	117

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	867.00	433.50	0.00	867.00	433.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	867.00	433.50	0.00	867.00	433.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	158900.00	158900.00	158900.00	158900.00	158900.00	158900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Good	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Average	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Fair	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Poor	Acreage	19800.00		19800.00	19800.00		19800.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122069-022	27554A

Comments:
09-26-2023 Per Exceptions added Res Excess per ProVal MLK

Neighborhood Factor:	1.0000
Total Parcels:	30
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	138
Res Avg Lot Depth:	172
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	138
C/I Avg Lot Depth:	172

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	590.00	295.00	0.00	590.00	295.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	590.00	295.00	0.00	590.00	295.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122070-022	27554B

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	86
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	72
Res Avg Lot Depth:	126
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	72
C/I Avg Lot Depth:	126

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	274.00	1050.00	662.00	274.00	1050.00	662.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	274.00	1050.00	662.00	274.00	1050.00	662.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	168500.00	168500.00	168500.00	168500.00	168500.00	168500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122071-022	27555-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	382
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	67
Res Avg Lot Depth:	110
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	67
C/I Avg Lot Depth:	110

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	1050.00	635.00	220.00	1050.00	635.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	1050.00	635.00	220.00	1050.00	635.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	145700.00	145700.00	145700.00	145700.00	145700.00	145700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7122071-031	27555-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	67
Res Avg Lot Depth:	110
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	67
C/I Avg Lot Depth:	110

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	1050.00	635.00	220.00	1050.00	635.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	1050.00	635.00	220.00	1050.00	635.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	145700.00	145700.00	145700.00	145700.00	145700.00	145700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122072-022	275552

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	48
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	18770.00	18770.00	18770.00	18770.00	18770.00	18770.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	18770.00	18770.00	18770.00	18770.00	18770.00	18770.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122073-022	275553

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122074-022	27503

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	98
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	400.00	1119.07	759.54	400.00	1119.07	759.54
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	1119.07	759.54	400.00	1119.07	759.54
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	195300.00	195300.00	195300.00	195300.00	195300.00	195300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122075-022	27602

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	27500.00	37300.00	32400.00	27500.00	37300.00	32400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	22500.00	29000.00	25750.00	22500.00	29000.00	25750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8400.00	20800.00	14600.00	8400.00	20800.00	14600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122076-022	27602-417

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00			
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	27500.00	29000.00	28250.00	27500.00	29000.00	28250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	22500.00	29000.00	25750.00	22500.00	29000.00	25750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00			
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122077-022	27603-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	30
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	388.00	194.00	0.00	388.00	194.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	388.00	194.00	0.00	388.00	194.00
Residential Homesite	All	Square Foot	3.88	3.88	3.88	3.88	3.88	3.88
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	45000.00	67000.00	45000.00	45000.00	67000.00	45000.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7122077-031	27603-031

Comments:
09-21-2023 Per Exceptions list adde res excess per ProVal MLK

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	388.00	194.00	0.00	388.00	194.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	388.00	194.00	0.00	388.00	194.00
Residential Homesite	All	Square Foot	3.88	3.88	3.88	3.88	3.88	3.88
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	45500.00	45500.00	45500.00	45500.00	45500.00	45500.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	45000.00	67000.00	45000.00	45000.00	67000.00	45000.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122078-022	27603-417

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	151
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	151

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	808.40	808.40	808.40
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	22500.00	29000.00	25750.00	22500.00	29000.00	25750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	808.40	808.40	808.40
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122079-022	27604

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	17500.00	17500.00	17500.00	17500.00	17500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122080-022	27605

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	12500.00	20800.00	16650.00	12500.00	20800.00	16650.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	3750.00	5500.00	4625.00	3750.00	5500.00	4625.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122093-022	The Forest @ Edison Lakes 510

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	84
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	69
Res Avg Lot Depth:	163
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	69
C/I Avg Lot Depth:	163

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	1970.46	985.23	0.00	1970.46	985.23
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	1970.46	985.23	0.00	1970.46	985.23
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	276000.00	276000.00	276000.00	276000.00	276000.00	276000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Good	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Average	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Fair	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Poor	Acreage	19800.00		19800.00	19800.00		19800.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122094-022	Town and Country
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 108
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 43
			Res Avg Lot Depth: 98
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 43
			C/I Avg Lot Depth: 98

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	730.57	730.57	730.57	730.57	730.57	730.57
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	730.57	730.57	730.57	730.57	730.57	730.57
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	115000.00	115000.00	115000.00	115000.00	115000.00	115000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122095-022	Hillside @ Blair Hills

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	98
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	33
Res Avg Lot Depth:	106
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	33
C/I Avg Lot Depth:	106

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	1381.46	690.73	0.00	1381.46	690.73
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	1381.46	690.73	0.00	1381.46	690.73
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	205900.00	205900.00	205900.00	205900.00	205900.00	205900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Good	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Average	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Fair	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Poor	Acreage	19800.00		19800.00	19800.00		19800.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7122096-022	Bercado

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	47
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	375.00	187.50	0.00	375.00	187.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	375.00	187.50	0.00	375.00	187.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5200.00	5200.00	5200.00	5200.00	5200.00	5200.00
Residential Rural Homesite	Excellent	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Good	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Average	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Fair	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Poor	Acreage	19800.00		19800.00	19800.00		19800.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123001-023	161103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	16600.00	16600.00	16600.00	16600.00	16600.00	16600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123004-023	16392 C100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	57
Res Avg Lot Depth:	105
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	57
C/I Avg Lot Depth:	105

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	250.00	125.00	0.00	250.00	125.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	23800.00	28900.00	26350.00	23800.00	28900.00	26350.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	16660.00	17700.00	17180.00	16660.00	17700.00	17180.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	250.00	125.00	0.00	250.00	125.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123006-023	16392-328 C100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	58
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	57
Res Avg Lot Depth:	105
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	57
C/I Avg Lot Depth:	105

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	250.00	125.00	0.00	250.00	125.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	19600.00	28900.00	24250.00	19600.00	28900.00	24250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	13720.00	19600.00	16660.00	13720.00	19600.00	16660.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9600.00	11660.00	10630.00	9600.00	11660.00	10630.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	250.00	125.00	0.00	250.00	125.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123008-023	16392-417 C100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	57
Res Avg Lot Depth:	105
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	57
C/I Avg Lot Depth:	105

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	250.00	125.00	0.00	250.00	125.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	19600.00	28900.00	24250.00	19600.00	28900.00	24250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	16660.00	17700.00	17180.00	16660.00	17700.00	17180.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10700.00	13720.00	12210.00	10700.00	13720.00	12210.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	250.00	125.00	0.00	250.00	125.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123010-023	16392-419 C100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	57
Res Avg Lot Depth:	105
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	57
C/I Avg Lot Depth:	105

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	250.00	125.00	0.00	250.00	125.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	16660.00	16660.00	16660.00	16660.00	16660.00	16660.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	11660.00	11660.00	11660.00	11660.00	11660.00	11660.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	250.00	125.00	0.00	250.00	125.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123012-023	16393

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	29800.00	15000.00	200.00	29800.00	15000.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	19600.00	18130.00	16660.00	19600.00	18130.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	9600.00	10700.00	10150.00	9600.00	10700.00	10150.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	8150.00	7375.00	6600.00	8150.00	7375.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	200.00	29800.00	15000.00	200.00	29800.00	15000.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123013-023	16393-320

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	109
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	225.00	112.50	0.00	225.00	112.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	19600.00	18130.00	16660.00	19600.00	18130.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	225.00	112.50	0.00	225.00	112.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123014-023	16393-417-023

Comments:
09--27-2023 Per Exceptions added Res Excess per ProVal MLK

Neighborhood Factor:	1.0000
Total Parcels:	61
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	225.00	112.50	0.00	225.00	112.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	19600.00	18130.00	16660.00	19600.00	18130.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11660.00	13720.00	12690.00	11660.00	13720.00	12690.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	8150.00	7375.00	6600.00	8150.00	7375.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	225.00	112.50	0.00	225.00	112.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN-MISHAWAKA SCHOOL	7123014-032	16393-417-032

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	225.00	112.50	0.00	225.00	112.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	19600.00	18130.00	16660.00	19600.00	18130.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11660.00	13720.00	12690.00	11660.00	13720.00	12690.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	8150.00	7375.00	6600.00	8150.00	7375.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	225.00	112.50	0.00	225.00	112.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123015-023	16393-419

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	32
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	225.00	112.50	0.00	225.00	112.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	19600.00	18130.00	16660.00	19600.00	18130.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	13720.00	12210.00	10700.00	13720.00	12210.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	225.00	112.50	0.00	225.00	112.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7123016-022	16491

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	54
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	550
Res Avg Lot Depth:	425
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	550
C/I Avg Lot Depth:	425

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	143.00	1050.00	596.50	143.00	1050.00	596.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	143.00	1050.00	596.50	143.00	1050.00	596.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123017-023	16492 C175-023

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	180000.00	200000.00	190000.00	180000.00	200000.00	190000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	120000.00	130000.00	125000.00	120000.00	130000.00	125000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	52500.00	60000.00	56250.00	52500.00	60000.00	56250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7123017-031	16492 C175-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	180000.00	200000.00	190000.00	180000.00	200000.00	190000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	120000.00	130000.00	125000.00	120000.00	130000.00	125000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	52500.00	60000.00	56250.00	52500.00	60000.00	56250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7123019-022	16492-398 C175-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	180000.00	200000.00	190000.00	180000.00	200000.00	190000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	120000.00	130000.00	125000.00	120000.00	130000.00	125000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123019-023	16492-398 C175-023

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	180000.00	200000.00	190000.00	180000.00	200000.00	190000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	120000.00	130000.00	125000.00	120000.00	130000.00	125000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123021-023	16492-400 C175

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	600.00	60000.00	30300.00	600.00	60000.00	30300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	600.00	60000.00	30300.00	600.00	60000.00	30300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123023-023	16492-402 C175

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	180000.00	200000.00	190000.00	180000.00	200000.00	190000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	120000.00	130000.00	125000.00	120000.00	130000.00	125000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	52500.00	60000.00	56250.00	52500.00	60000.00	56250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123025-023	16492-417 C175

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	900.00	900.00	900.00	900.00	900.00	900.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	100000.00	130000.00	115000.00	100000.00	130000.00	115000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	52500.00	60000.00	56250.00	52500.00	60000.00	56250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	900.00	900.00	900.00	900.00	900.00	900.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7123027-022	16492-419 C175-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	180000.00	200000.00	190000.00	180000.00	200000.00	190000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	100000.00	130000.00	115000.00	100000.00	130000.00	115000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123027-023	16492-419 C175-023

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	32
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	180000.00	200000.00	190000.00	180000.00	200000.00	190000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	100000.00	130000.00	115000.00	100000.00	130000.00	115000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	900.00	450.00	0.00	900.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7123028-022	16492-419 R132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	33
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	900.00	900.00	900.00	900.00	900.00	900.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	900.00	900.00	900.00	900.00	900.00	900.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7123029-022	16493-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	102
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	102
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	100000.00	75000.00	50000.00	100000.00	75000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17500.00	35000.00	26250.00	17500.00	35000.00	26250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123029-023	16493-023

Comments:
09-26-2023 Per Exceptions added Res Excess per ProVal MLK

Neighborhood Factor:	1.0000
Total Parcels:	445
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	102
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	102
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	100000.00	75000.00	50000.00	100000.00	75000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17500.00	35000.00	26250.00	17500.00	35000.00	26250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123030-023	16493-404

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	203
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	102
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	102
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123031-023	16493-406

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	88
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	102
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	102
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123032-023	16493-408

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	102
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	102
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	450.00	500.00	475.00	450.00	500.00	475.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	450.00	500.00	475.00	450.00	500.00	475.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123033-023	16493-417

Comments:
09-26-2023 Per Exceptions added Secondary per Proval

Neighborhood Factor:	1.0000
Total Parcels:	139
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	102
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	102
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	600.00	300.00	0.00	600.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17500.00	35000.00	26250.00	17500.00	35000.00	26250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	600.00	300.00	0.00	600.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7123034-022	16493-419-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	102
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	102
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	600.00	300.00	0.00	600.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	75000.00	62500.00	50000.00	75000.00	62500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	35000.00	26500.00	18000.00	35000.00	26500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	600.00	300.00	0.00	600.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123034-023	16493-419-023

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	222
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	102
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	102
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	600.00	300.00	0.00	600.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	75000.00	62500.00	50000.00	75000.00	62500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	35000.00	26500.00	18000.00	35000.00	26500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	600.00	300.00	0.00	600.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123037-023	16494-411 C120

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	42
Res Avg Lot Depth:	117
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	42
C/I Avg Lot Depth:	117

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	225.00	112.50	0.00	225.00	112.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	225.00	112.50	0.00	225.00	112.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123039-023	16494-413 C120

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	42
Res Avg Lot Depth:	117
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	42
C/I Avg Lot Depth:	117

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	225.00	112.50	0.00	225.00	112.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	225.00	112.50	0.00	225.00	112.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123041-023	16494-417 C120

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	42
Res Avg Lot Depth:	117
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	42
C/I Avg Lot Depth:	117

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	225.00	112.50	0.00	225.00	112.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	225.00	112.50	0.00	225.00	112.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123043-023	16494-419 C120

Comments:
09-27-2023 Per Exceptions add per sf per ProVal MLK

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	42
Res Avg Lot Depth:	117
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	42
C/I Avg Lot Depth:	117

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	225.00	112.50	0.00	225.00	112.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	225.00	112.50	0.00	225.00	112.50
Residential Homesite	All	Square Foot	1.15	1.15	1.15	1.15	1.15	1.15
Residential Homesite	All	Acreage				107500.00	107500.00	107500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123045-023	165101

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	509
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	698.78	349.39	0.00	698.78	349.39
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	698.78	349.39	0.00	698.78	349.39
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	93500.00	93500.00	93500.00	93500.00	93500.00	93500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage				0.00		0.00
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123046-023	165102

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	375
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	56
Res Avg Lot Depth:	124
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	56
C/I Avg Lot Depth:	124

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	659.06	329.53	0.00	659.06	329.53
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	659.06	329.53	0.00	659.06	329.53
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	94900.00	94900.00	94900.00	94900.00	94900.00	94900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Good	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Average	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Fair	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Poor	Acreage	19800.00		19800.00	19800.00		19800.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123047-023	165103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123048-023	16513A

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	99
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	124
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	124

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	530.72	530.72	530.72	530.72	530.72	530.72
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	530.72	530.72	530.72	530.72	530.72	530.72
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	92300.00	92300.00	92300.00	92300.00	92300.00	92300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123049-023	16513C

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	315
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	54
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	54
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	828.83	414.42	0.00	828.83	414.42
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	828.83	414.42	0.00	828.83	414.42
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	122100.00	122100.00	122100.00	122100.00	122100.00	122100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123050-023	16514

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	53
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	155
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	155

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	230.00	115.00	0.00	230.00	115.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	230.00	115.00	0.00	230.00	115.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123051-023	16520

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	738
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	61
Res Avg Lot Depth:	117
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	61
C/I Avg Lot Depth:	117

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	571.28	285.64	0.00	571.28	285.64
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	571.28	285.64	0.00	571.28	285.64
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	87500.00	87500.00	87500.00	87500.00	87500.00	87500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123052-023	16521

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	281
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	82
Res Avg Lot Depth:	190
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	82
C/I Avg Lot Depth:	190

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	667.00	333.50	0.00	667.00	333.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage				105000.00	130000.00	117500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage				60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage				18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage				1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	667.00	333.50	0.00	667.00	333.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	90800.00	90800.00	90800.00	90800.00	90800.00	90800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Good	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Average	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Fair	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Poor	Acreage	19800.00		19800.00	19800.00		19800.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123053-023	16521A

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	41
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	59
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	59
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	63.00	31.50	0.00	63.00	31.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	63.00	31.50	0.00	63.00	31.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123054-023	16529-023

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	187
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	114
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	114

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	611.84	305.92	0.00	611.84	305.92
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	611.84	305.92	0.00	611.84	305.92
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	94000.00	94000.00	94000.00	94000.00	94000.00	94000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123055-023	16529-419-023

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1294
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	49
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	49
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	569.81	284.91	0.00	569.81	284.91
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	569.81	284.91	0.00	569.81	284.91
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	82000.00	82000.00	82000.00	82000.00	82000.00	82000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7123055-035	16529-419

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	49
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	49
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	569.81	284.91	0.00	569.81	284.91
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	569.81	284.91	0.00	569.81	284.91
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	82000.00	82000.00	82000.00	82000.00	82000.00	82000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123056-023	16531

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	214
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	52
Res Avg Lot Depth:	116
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	52
C/I Avg Lot Depth:	116

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	1004.71	502.36	0.00	1004.71	502.36
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	1004.71	502.36	0.00	1004.71	502.36
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	156300.00	156300.00	156300.00	156300.00	156300.00	156300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123057-023	16531A

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123058-023	16531B

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	262.00	131.00	0.00	262.00	131.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	262.00	131.00	0.00	262.00	131.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123059-023	16534

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	148
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	686.87	343.44	0.00	686.87	343.44
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	686.87	343.44	0.00	686.87	343.44
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	103900.00	103900.00	103900.00	103900.00	103900.00	103900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123060-023	16535

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1387
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	56
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	56
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	730.34	365.17	0.00	730.34	365.17
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	730.34	365.17	0.00	730.34	365.17
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	101100.00	101100.00	101100.00	101100.00	101100.00	101100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123061-023	16536

Comments:
09-27-2023 Per Exceptions added Res Excess per ProVal MLK

Neighborhood Factor:	1.0000
Total Parcels:	83
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	245.00	122.50	0.00	245.00	122.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	245.00	122.50	0.00	245.00	122.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123062-023	16537

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	84
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	57
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	57
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	1105.08	552.54	0.00	1105.08	552.54
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	1105.08	552.54	0.00	1105.08	552.54
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	186500.00	186500.00	186500.00	186500.00	186500.00	186500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123063-023	16538

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	129
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	129

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	270.00	135.00	0.00	270.00	135.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	270.00	135.00	0.00	270.00	135.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123064-023	16539

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	550
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	81
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	81
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	836.48	418.24	0.00	836.48	418.24
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	836.48	418.24	0.00	836.48	418.24
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	126700.00	126700.00	126700.00	126700.00	126700.00	126700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123065-023	16540

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	465
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	478.26	239.13	0.00	478.26	239.13
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	478.26	239.13	0.00	478.26	239.13
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	66000.00	66000.00	66000.00	66000.00	66000.00	66000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123066-023	16540-417

Comments:
09-26-2023 Per exceptions add Secondary per ProVal MLK

Neighborhood Factor:	1.0000
Total Parcels:	1502
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	481.77	240.89	0.00	481.77	240.89
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	481.77	240.89	0.00	481.77	240.89
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	71700.00	71700.00	71700.00	71700.00	71700.00	71700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123067-023	16541

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	28
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	55
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	55
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	1090.00	595.00	100.00	1090.00	595.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	1090.00	595.00	100.00	1090.00	595.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123068-023	16547

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	60
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	47
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	47
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	115.00	57.50	0.00	115.00	57.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	115.00	57.50	0.00	115.00	57.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123069-023	16548

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	176
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	176
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	176.00	88.00	0.00	176.00	88.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	176.00	88.00	0.00	176.00	88.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123070-023	16549

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	196
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	136

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	748.83	374.42	0.00	748.83	374.42
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	748.83	374.42	0.00	748.83	374.42
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	119800.00	119800.00	119800.00	119800.00	119800.00	119800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123071-023	16549-419

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	827
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	52
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	52
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	602.56	301.28	0.00	602.56	301.28
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	602.56	301.28	0.00	602.56	301.28
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	91500.00	91500.00	91500.00	91500.00	91500.00	91500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123072-023	16552

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	382
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	136

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	652.77	326.39	0.00	652.77	326.39
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	652.77	326.39	0.00	652.77	326.39
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	115200.00	115200.00	115200.00	115200.00	115200.00	115200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123073-023	16558

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	509
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	882.35	441.18	0.00	882.35	441.18
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	882.35	441.18	0.00	882.35	441.18
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	143000.00	143000.00	143000.00	143000.00	143000.00	143000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123074-023	16559

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	357
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	88
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	88
C/I Avg Lot Depth:	148

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	165.00	1050.00	607.50	165.00	1050.00	607.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	165.00	1050.00	607.50	165.00	1050.00	607.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	126300.00	126300.00	126300.00	126300.00	126300.00	126300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123076-023	16394-419

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	15000.00	7575.00	150.00	15000.00	7575.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	15000.00	7575.00	150.00	15000.00	7575.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7123077-022	16602-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	27500.00	37300.00	32400.00	27500.00	37300.00	32400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	22500.00	29000.00	25750.00	22500.00	29000.00	25750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123077-023	16602-023

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	27500.00	37300.00	32400.00	27500.00	37300.00	32400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	22500.00	29000.00	25750.00	22500.00	29000.00	25750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123078-023	16603 C120

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	52
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	115
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	115

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	22500.00	29000.00	25750.00	22500.00	29000.00	25750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6900.00	12800.00	9850.00	6900.00	12800.00	9850.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123079-023	16603 R150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	115
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	115

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	201.00	100.50	0.00	201.00	100.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	201.00	100.50	0.00	201.00	100.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	OSCEOLA (PENN)	7123080-030	Shepherds Cove-Newbury Pointe

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	332
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	400.00	125000.00	62700.00	400.00	125000.00	62700.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	125000.00	62700.00	400.00	125000.00	62700.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	150000.00	150000.00	150000.00	150000.00	150000.00	150000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123082-023	FIELDS AT HIGHLAND

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	77
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	462.00	231.00	0.00	462.00	231.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	462.00	231.00	0.00	462.00	231.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123084-023	16604

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	450.00	225.00	0.00	450.00	225.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12500.00	12800.00	12650.00	12500.00	12800.00	12650.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	450.00	225.00	0.00	450.00	225.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123085-023	16549A

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	43
Res Avg Lot Depth:	90
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	43
C/I Avg Lot Depth:	90

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	300.00	150.00	0.00	300.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	300.00	150.00	0.00	300.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123086-023	16549c

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	140
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	47
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	47
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	8600.00	8600.00	8600.00	8600.00	8600.00	8600.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	8600.00	8600.00	8600.00	8600.00	8600.00	8600.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123087-023	16535h

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	61
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	121
Res Avg Lot Depth:	158
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	121
C/I Avg Lot Depth:	158

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	425.00	1050.00	737.50	425.00	1050.00	737.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	425.00	1050.00	737.50	425.00	1050.00	737.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	70200.00	70200.00	70200.00	70200.00	70200.00	70200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123088-023	16520N

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	41
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	115
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	115

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	320.00	160.00	0.00	320.00	160.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	320.00	160.00	0.00	320.00	160.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123089-023	16539A

Comments:
09-29-2023 Per Exceptions Corr FF rate per ProVal MLK

Neighborhood Factor:	1.0000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	285.00	142.50	0.00	285.00	142.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	75.00	180.00	180.00	75.00	180.00	180.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123090-023	16529-023

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	319
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	121
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	121

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	584.75	292.38	0.00	584.75	292.38
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	584.75	292.38	0.00	584.75	292.38
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	75400.00	75400.00	75400.00	75400.00	75400.00	75400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7123091-023	16529-023

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	117
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	375.00	187.50	0.00	375.00	187.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	375.00	187.50	0.00	375.00	187.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7124403-004	40+ Family Apartment Invest.
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 4
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 0
			Res Avg Lot Depth: 0
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 0
			C/I Avg Lot Depth: 0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7124405-004	40+ Family Apartment Invest-004

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	29000.00	23250.00	17500.00	29000.00	23250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7124406-004	Medical Offices Investment
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 1
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 164
			Res Avg Lot Depth: 335
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 164
			C/I Avg Lot Depth: 335

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7124430-004	24493

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	164
Res Avg Lot Depth:	335
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	164
C/I Avg Lot Depth:	335

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7124431-004	Restaurants-Vac lot

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	164
Res Avg Lot Depth:	335
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	164
C/I Avg Lot Depth:	335

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7124440-004	Dry Cleaning or Laundry Invest
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 1
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 164
			Res Avg Lot Depth: 335
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 164
			C/I Avg Lot Depth: 335

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7124441-004	Funeral Home Investment-004

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	164
Res Avg Lot Depth:	335
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	164
C/I Avg Lot Depth:	335

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7124442-004	Medical Office Non-Investment

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	164
Res Avg Lot Depth:	335
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	164
C/I Avg Lot Depth:	335

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7124444-004	Banks Investmen-004

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	164
Res Avg Lot Depth:	335
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	164
C/I Avg Lot Depth:	335

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7124452-004	Service Station Investment-004

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	164
Res Avg Lot Depth:	335
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	164
C/I Avg Lot Depth:	335

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7124454-004	Auto Service & Sales Invest
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 1
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 164
			Res Avg Lot Depth: 335
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 164
			C/I Avg Lot Depth: 335

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7124455-003	Non-Inv. Commercial Garage
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 2
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 45
			Res Avg Lot Depth: 120
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 45
			C/I Avg Lot Depth: 120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7124456-004	Parking Lot or Other Structure-Utility
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 5
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 164
			Res Avg Lot Depth: 335
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 164
			C/I Avg Lot Depth: 335

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7124457-004	Parking Lot or Other Structure-004
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 20
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 164
			Res Avg Lot Depth: 335
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 164
			C/I Avg Lot Depth: 335

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot	1.38	1.38	1.38	1.38	1.38	1.38
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.41	0.03	0.03	0.41	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7124480-004	Commercial Warehouse Non-Inves
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 3
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 164
			Res Avg Lot Depth: 335
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 164
			C/I Avg Lot Depth: 335

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	200.00	100.00	0.00	200.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	200.00	100.00	0.00	200.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7124550-004	Willis Townhome Minor Sub
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 9
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 33
			Res Avg Lot Depth: 87
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 33
			C/I Avg Lot Depth: 87

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7124600-004	Exempt-004

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	164
Res Avg Lot Depth:	335
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	164
C/I Avg Lot Depth:	335

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125002-025	17102

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	85100.00	85100.00	85100.00	85100.00	85100.00	85100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125003-025	17104

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	85100.00	85100.00	85100.00	85100.00	85100.00	85100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125006-025	17393-232 R200

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	56
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	56
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	48.00	48.00	48.00	48.00	48.00	48.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	48.00	48.00	48.00	48.00	48.00	48.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125007-025	17393-479 C200

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	236
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	236

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125009-025	17393-480 C200

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	236
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	236

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125013-025	17394-477

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	122
Res Avg Lot Depth:	220
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	122
C/I Avg Lot Depth:	220

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	3300.00	5000.00	4150.00	3300.00	5000.00	4150.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125015-025	17394-480

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	122
Res Avg Lot Depth:	220
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	122
C/I Avg Lot Depth:	220

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	9600.00	11660.00	10630.00	9600.00	11660.00	10630.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	3300.00	5000.00	4150.00	3300.00	5000.00	4150.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7125015-026	17394-480

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	122
Res Avg Lot Depth:	220
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	122
C/I Avg Lot Depth:	220

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	9600.00	11660.00	10630.00	9600.00	11660.00	10630.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	3300.00	5000.00	4150.00	3300.00	5000.00	4150.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125016-025	17394-519

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	122
Res Avg Lot Depth:	220
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	122
C/I Avg Lot Depth:	220

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125017-025	17394-536

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	122
Res Avg Lot Depth:	220
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	122
C/I Avg Lot Depth:	220

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	3300.00	5000.00	4150.00	3300.00	5000.00	4150.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125018-025	17494

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	20
Res Avg Lot Depth:	75
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	20
C/I Avg Lot Depth:	75

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125021-025	17494-501

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	20
Res Avg Lot Depth:	75
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	20
C/I Avg Lot Depth:	75

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125022-025	17494-503

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	20
Res Avg Lot Depth:	75
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	20
C/I Avg Lot Depth:	75

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125023-025	17494-507

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	20
Res Avg Lot Depth:	75
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	20
C/I Avg Lot Depth:	75

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125024-025	17494-509

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	20
Res Avg Lot Depth:	75
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	20
C/I Avg Lot Depth:	75

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125025-025	17494-519

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	20
Res Avg Lot Depth:	75
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	20
C/I Avg Lot Depth:	75

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125026-025	17494-524

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	20
Res Avg Lot Depth:	75
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	20
C/I Avg Lot Depth:	75

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	12500.00	11300.00	10100.00	12500.00	11300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125027-025	17494-525

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	20
Res Avg Lot Depth:	75
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	20
C/I Avg Lot Depth:	75

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125028-025	17494-531

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	20
Res Avg Lot Depth:	75
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	20
C/I Avg Lot Depth:	75

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125029-025	17494-535

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	20
Res Avg Lot Depth:	75
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	20
C/I Avg Lot Depth:	75

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125030-025	17494-538

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	20
Res Avg Lot Depth:	75
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	20
C/I Avg Lot Depth:	75

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	12500.00	11300.00	10100.00	12500.00	11300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125031-025	17495-524

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	20
Res Avg Lot Depth:	75
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	20
C/I Avg Lot Depth:	75

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	75000.00	46500.00	18000.00	75000.00	46500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	12500.00	9650.00	6800.00	12500.00	9650.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125034-025	17501-60

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	638
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	97
Res Avg Lot Depth:	204
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	97
C/I Avg Lot Depth:	204

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	185.57	185.57	185.57	185.57	185.57	185.57
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	185.57	185.57	185.57	185.57	185.57	185.57
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	25500.00	25500.00	25500.00	25500.00	25500.00	25500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125036-025	17501-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	236
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	236

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	141.00	141.00	141.00	141.00	141.00	141.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	141.00	141.00	141.00	141.00	141.00	141.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125037-025	17501-234

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	133
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	97
Res Avg Lot Depth:	204
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	97
C/I Avg Lot Depth:	204

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	185.57	185.57	185.57	185.57	185.57	185.57
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	185.57	185.57	185.57	185.57	185.57	185.57
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	25500.00	25500.00	25500.00	25500.00	25500.00	25500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125041-025	17502-119

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	584
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	103
Res Avg Lot Depth:	245
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	103
C/I Avg Lot Depth:	245

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	195.10	195.10	195.10	195.10	195.10	195.10
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	195.10	195.10	195.10	195.10	195.10	195.10
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	25500.00	25500.00	25500.00	25500.00	25500.00	25500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125042-025	17502-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	73
Res Avg Lot Depth:	218
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	73
C/I Avg Lot Depth:	218

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	62.00	62.00	62.00	62.00	62.00	62.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	62.00	62.00	62.00	62.00	62.00	62.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125043-025	17502-236

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	278
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	103
Res Avg Lot Depth:	245
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	103
C/I Avg Lot Depth:	245

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	195.10	195.10	195.10	195.10	195.10	195.10
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	195.10	195.10	195.10	195.10	195.10	195.10
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	25500.00	25500.00	25500.00	25500.00	25500.00	25500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125045-025	17503-122

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	92
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	161.82	161.82	161.82	161.82	161.82	161.82
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	161.82	161.82	161.82	161.82	161.82	161.82
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	25500.00	25500.00	25500.00	25500.00	25500.00	25500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125046-025	17503-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	161.82	161.82	161.82	161.82	161.82	161.82
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	161.82	161.82	161.82	161.82	161.82	161.82
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	25500.00	25500.00	25500.00	25500.00	25500.00	25500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125050-025	175104-141

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	58
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	92
Res Avg Lot Depth:	177
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	92
C/I Avg Lot Depth:	177

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	156.25	156.25	156.25	156.25	156.25	156.25
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	156.25	156.25	156.25	156.25	156.25	156.25
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	25500.00	25500.00	25500.00	25500.00	25500.00	25500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125051-025	175104-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	92
Res Avg Lot Depth:	177
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	92
C/I Avg Lot Depth:	177

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	156.25	156.25	156.25	156.25	156.25	156.25
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	156.25	156.25	156.25	156.25	156.25	156.25
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	25500.00	25500.00	25500.00	25500.00	25500.00	25500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125053-025	17546-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	32
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	129
Res Avg Lot Depth:	341
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	129
C/I Avg Lot Depth:	341

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	135.00	135.00	135.00	135.00	135.00	135.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	135.00	135.00	135.00	135.00	135.00	135.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	85100.00	85100.00	85100.00	85100.00	85100.00	85100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125054-025	17546-541

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	87
Res Avg Lot Depth:	352
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	87
C/I Avg Lot Depth:	352

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	135.00	135.00	135.00	135.00	135.00	135.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	135.00	135.00	135.00	135.00	135.00	135.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125055-025	17603-524

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	22500.00	22500.00	22500.00	22500.00	22500.00	22500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	CLAY TOWNSHIP	7125056-003	17604

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	149
Res Avg Lot Depth:	374
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	149
C/I Avg Lot Depth:	374

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	150.00	75.00	0.00	150.00	75.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12500.00	12800.00	12650.00	12500.00	12800.00	12650.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5250.00	5500.00	5375.00	5250.00	5500.00	5375.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	150.00	75.00	0.00	150.00	75.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125056-025	7125056

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	149
Res Avg Lot Depth:	374
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	149
C/I Avg Lot Depth:	374

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	150.00	75.00	0.00	150.00	75.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12500.00	12800.00	12650.00	12500.00	12800.00	12650.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5250.00	5500.00	5375.00	5250.00	5500.00	5375.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	150.00	75.00	0.00	150.00	75.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7125056-026	17604

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	149
Res Avg Lot Depth:	374
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	149
C/I Avg Lot Depth:	374

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	150.00	75.00	0.00	150.00	75.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12500.00	12800.00	12650.00	12500.00	12800.00	12650.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5250.00	5500.00	5375.00	5250.00	5500.00	5375.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	150.00	75.00	0.00	150.00	75.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125058-025	17604-523

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	149
Res Avg Lot Depth:	374
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	149
C/I Avg Lot Depth:	374

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12500.00	12800.00	12650.00	12500.00	12800.00	12650.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125059-025	17604-524

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	149
Res Avg Lot Depth:	374
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	149
C/I Avg Lot Depth:	374

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125060-025	17604-538

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	149
Res Avg Lot Depth:	374
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	149
C/I Avg Lot Depth:	374

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125061-025	17605

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	77
Res Avg Lot Depth:	220
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	77
C/I Avg Lot Depth:	220

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	100.00	50.00	0.00	100.00	50.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	12500.00	12800.00	12650.00	12500.00	12800.00	12650.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	1900.00	3750.00	2825.00	1900.00	3750.00	2825.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	100.00	50.00	0.00	100.00	50.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125062-025	17608

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	20
Res Avg Lot Depth:	75
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	20
C/I Avg Lot Depth:	75

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7125063-017	17808

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125063-025	17808

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125069-025	17501R-407

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	93
Res Avg Lot Depth:	190
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	93
C/I Avg Lot Depth:	190

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	188.00	188.00	188.00	188.00	188.00	188.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	188.00	188.00	188.00	188.00	188.00	188.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	PORTAGE TOWNSHIP	7125071-025	17502R-408

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	102
Res Avg Lot Depth:	197
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	102
C/I Avg Lot Depth:	197

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	35.00	17.50	0.00	35.00	17.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	35.00	17.50	0.00	35.00	17.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	85100.00	85100.00	85100.00	85100.00	85100.00	85100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126001-026	18103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126002-026	18104

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126003-026	18104-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot				150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot				0.41	0.41	0.41
Comm & Ind Primary	All	Acreage				16660.00	17700.00	17180.00
Comm & Ind Secondary	All	Square Foot				0.26	0.26	0.26
Comm & Ind Secondary	All	Acreage				9600.00	11660.00	10630.00
Comm & Ind Udeveloped Usable	All	Square Foot				0.15	0.15	0.15
Comm & Ind Udeveloped Usable	All	Acreage				6600.00	8150.00	7375.00
Comm & Ind Udeveloped Unusable	All	Square Foot				0.03	0.15	0.03
Comm & Ind Udeveloped Unusable	All	Acreage				1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot				150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126004-026	18105

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot				150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot				0.41	0.41	0.41
Comm & Ind Primary	All	Acreage				16660.00	17700.00	17180.00
Comm & Ind Secondary	All	Square Foot				0.26	0.26	0.26
Comm & Ind Secondary	All	Acreage				9600.00	11660.00	10630.00
Comm & Ind Udeveloped Usable	All	Square Foot				0.15	0.15	0.15
Comm & Ind Udeveloped Usable	All	Acreage				6600.00	8150.00	7375.00
Comm & Ind Udeveloped Unusable	All	Square Foot				0.03	0.15	0.03
Comm & Ind Udeveloped Unusable	All	Acreage				1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot				150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126005-026	18393

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	417
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	155
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	155

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	200.00	100.00	0.00	200.00	100.00
Comm & Ind Primary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Primary	All	Acreage	16660.00	17700.00	17180.00	16660.00	17700.00	17180.00
Comm & Ind Secondary	All	Square Foot	0.26	0.26	0.26	0.26	0.26	0.26
Comm & Ind Secondary	All	Acreage	9600.00	11660.00	10630.00	9600.00	11660.00	10630.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.15	0.15	0.15	0.15	0.15	0.15
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	8150.00	7375.00	6600.00	8150.00	7375.00
Comm & Ind Udeveloped Unusable	All	Square Foot		0.15			0.15	
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	200.00	100.00	0.00	200.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126009-026	18393-477

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	155
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	155

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	225.00	225.00	225.00	225.00	225.00	225.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	13720.00	19600.00	16660.00	13720.00	19600.00	16660.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	9600.00	13720.00	11660.00	9600.00	13720.00	11660.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	8150.00	7375.00	6600.00	8150.00	7375.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	225.00	225.00	225.00	225.00	225.00	225.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126020-026	18394 C200

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	236
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	236

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	150.00	75.00	0.00	150.00	75.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	6600.00	8150.00	7375.00	6600.00	8150.00	7375.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	3300.00	5000.00	4150.00	3300.00	5000.00	4150.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	150.00	75.00	0.00	150.00	75.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126026-026	18394-477 C200

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	178
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	236
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	236

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	9600.00	13720.00	11660.00	9600.00	13720.00	11660.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	6600.00	8150.00	7375.00	6600.00	8150.00	7375.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	3300.00	5000.00	4150.00	3300.00	5000.00	4150.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126036-026	18394-493 C200

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	236
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	236

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	150.00	75.00	0.00	150.00	75.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	6600.00	8150.00	7375.00	6600.00	8150.00	7375.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	3300.00	5000.00	4150.00	3300.00	5000.00	4150.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	150.00	75.00	0.00	150.00	75.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126050-026	18395 Exempt

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	113
Res Avg Lot Depth:	97
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	113
C/I Avg Lot Depth:	97

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	6600.00	8150.00	7375.00	6600.00	8150.00	7375.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	2200.00	2800.00	2500.00	2200.00	2800.00	2500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126052-026	18395-477

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	113
Res Avg Lot Depth:	97
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	113
C/I Avg Lot Depth:	97

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	6600.00	9600.00	8100.00	6600.00	9600.00	8100.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	4400.00	4400.00	4400.00	4400.00	4400.00	4400.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	2200.00	3300.00	2750.00	2200.00	3300.00	2750.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126056-026	18404

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	43
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	43
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12500.00	15000.00	13750.00	12500.00	15000.00	13750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126057-026	18404-481

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	83
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	49
Res Avg Lot Depth:	198
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	49
C/I Avg Lot Depth:	198

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	188.00	188.00	188.00	188.00	188.00	188.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5250.00	5500.00	5375.00	5250.00	5500.00	5375.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	188.00	188.00	188.00	188.00	188.00	188.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126058-026	18403 2/22

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	43
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	43
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	29000.00	23250.00	17500.00	29000.00	23250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126059-026	18404-483

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	43
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	43
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	15000.00	20800.00	17900.00	15000.00	20800.00	17900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12500.00	12800.00	12650.00	12500.00	12800.00	12650.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126062-026	18404-538

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	43
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	43
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12500.00	12800.00	12650.00	12500.00	12800.00	12650.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5250.00	5500.00	5375.00	5250.00	5500.00	5375.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126064-026	18404-543 Wanlut Grove

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	43
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	43
C/I Avg Lot Depth:	148

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126065-026	18405

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	12800.00	22500.00	17650.00	12800.00	22500.00	17650.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126066-026	18405-481

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	12500.00	15000.00	13750.00	12500.00	15000.00	13750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126069-026	18493

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	103
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	52
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	52
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot	1.38	1.38	1.38	1.38	1.38	1.38
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot		0.41			0.41	
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126070-026	18493-483

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126071-026	18493-484

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	150000.00	140000.00	130000.00	150000.00	140000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126072-026	18493-495

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126073-026	18493-496

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	172
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	172

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126074-026	18493-499

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	150000.00	140000.00	130000.00	150000.00	140000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126075-026	18493-500

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126076-026	18493-501

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	63
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126077-026	18493-502

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126078-026	18493-503

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126080-026	18493-505

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126081-026	18493-506

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126082-026	18493-507

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126083-026	18493-508

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126085-026	18493-517

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126090-026	18493-524

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	55
Res Avg Lot Depth:	66
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	55
C/I Avg Lot Depth:	66

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	18900.00	18900.00	18900.00	18900.00	18900.00	18900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126091-026	18493-525

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126093-026	18493-531

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126094-026	18493-535

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	57
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126095-026	18493-537

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126096-026	18493-538

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	60
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	167
Res Avg Lot Depth:	247
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	167
C/I Avg Lot Depth:	247

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot	1.38	1.38	1.38	1.38	1.38	1.38
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot		0.41			0.41	
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126097-026	18493-539

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	110
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				225.00	225.00	225.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126098-026	18494 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	195
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	57
Res Avg Lot Depth:	177
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	57
C/I Avg Lot Depth:	177

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	300.00	225.00	150.00	300.00	225.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	12500.00	11300.00	10100.00	12500.00	11300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	150.00	300.00	225.00	150.00	300.00	225.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	225.00	0.00	0.00	225.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	225.00	0.00	0.00	225.00	0.00
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126099-026	Townhomes

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	97
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	29
Res Avg Lot Depth:	84
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	29
C/I Avg Lot Depth:	84

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	5420.84	5420.84	5420.84	5420.84	5420.84	5420.84
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	5420.84	5420.84	5420.84	5420.84	5420.84	5420.84
Residential Homesite	All	Square Foot	4.17	4.17	4.17	4.17	4.17	4.17
Residential Homesite	All	Acreage	828800.00	828800.00	828800.00	828800.00	828800.00	828800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126100-026	18494- Howard Park Townhomes

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	64
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	27
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	27
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot	4.17	4.17	4.17	4.17	4.17	4.17
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126101-026	

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126106-026	18494-479 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126110-026	18494-484 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126112-026	18494-495 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	111
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	12500.00	11300.00	10100.00	12500.00	11300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126114-026	18494-496 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126116-026	18494-497 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126118-026	18494-499 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126120-026	18494-500 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	49
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	12500.00	11300.00	10100.00	12500.00	11300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126122-026	18494-501 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	171
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	244
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	244

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	12500.00	11300.00	10100.00	12500.00	11300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126123-026	18494-501 R100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126124-026	18494-503 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	12500.00	11300.00	10100.00	12500.00	11300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126126-026	18494-504 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	12500.00	11300.00	10100.00	12500.00	11300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126128-026	18494-506 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126130-026	18494-507 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	57
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	164
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	164

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	12500.00	11300.00	10100.00	12500.00	11300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot	1.38	1.38	1.38	1.38	1.38	1.38
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126132-026	18494-508 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	57
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	37
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	37
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	12500.00	11300.00	10100.00	12500.00	11300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126134-026	18494-513 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126136-026	18494-514 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126138-026	18494-515 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126140-026	18494-516 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126142-026	18494-517 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126144-026	18494-518 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126146-026	18494-519 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	52
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	12500.00	11300.00	10100.00	12500.00	11300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126148-026	18494-520 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126150-026	18494-521 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126152-026	18494-522 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	105000.00	52600.00	200.00	105000.00	52600.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	105000.00	82500.00	60000.00	105000.00	82500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	50000.00	34000.00	18000.00	50000.00	34000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	105000.00	52600.00	200.00	105000.00	52600.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126154-026	18494-523 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	12500.00	11300.00	10100.00	12500.00	11300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126155-026	18494-523 R100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126156-026	18494-524 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	103
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	12500.00	11300.00	10100.00	12500.00	11300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126157-026	18494-524 R100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126158-026	18494-525 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	12500.00	11300.00	10100.00	12500.00	11300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126160-026	18494-527 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126162-026	18494-530 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126164-026	18494-531 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	12500.00	11300.00	10100.00	12500.00	11300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126166-026	18494-532 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126168-026	18494-535 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	331
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	34
Res Avg Lot Depth:	186
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	34
C/I Avg Lot Depth:	186

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	105000.00	82500.00	60000.00	105000.00	82500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	7500.00	17500.00	12500.00	7500.00	17500.00	12500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126169-026	18494-535 R100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126170-026	18494-536 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126172-026	18494-537 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126173-026	18494-537 R100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126174-026	18494-538 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	139
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	7500.00	17500.00	12500.00	7500.00	17500.00	12500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126175-026	18494-538 R100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126176-026	18494-539 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	237
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot	1.38	1.38	1.38	1.38	1.38	1.38
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.23	0.23	0.23	0.23	0.23	0.23
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	12500.00	11300.00	10100.00	12500.00	11300.00
Comm & Ind Udeveloped Unusable	All	Square Foot		0.23			0.23	
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126177-026	18494-539 R100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126178-026	18495

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	231
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	168
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	168

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	125.00	62.50	0.00	125.00	62.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	62500.00	40250.00	18000.00	62500.00	40250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	18750.00	14425.00	10100.00	18750.00	14425.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	12500.00	9650.00	6800.00	12500.00	9650.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	125.00	62.50	0.00	125.00	62.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				1.00	1.00	1.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage				1.00	1.00	1.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage				1.00	1.00	1.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126180-026	18495-495

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	140
Res Avg Lot Depth:	126
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	126

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	62500.00	40250.00	18000.00	62500.00	40250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	6800.00	6800.00	6800.00	6800.00	6800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126181-026	18495-500

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	62500.00	40250.00	18000.00	62500.00	40250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126182-026	18495-501

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126183-026	18495-503

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126184-026	18495-504

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126185-026	18495-506

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	62500.00	40250.00	18000.00	62500.00	40250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	18750.00	14425.00	10100.00	18750.00	14425.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126186-026	18495-507

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	125.00	62.50	0.00	125.00	62.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	18750.00	14425.00	10100.00	18750.00	14425.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	12500.00	9650.00	6800.00	12500.00	9650.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	125.00	62.50	0.00	125.00	62.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126187-026	18495-508

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	32
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Primary	All	Acreage	18000.00	62500.00	40250.00	18000.00	62500.00	40250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	18750.00	14425.00	10100.00	18750.00	14425.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	6800.00	6800.00	6800.00	6800.00	6800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126188-026	18495-514

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126189-026	18495-515

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	62500.00	40250.00	18000.00	62500.00	40250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126190-026	18495-517

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	62500.00	40250.00	18000.00	62500.00	40250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126191-026	18495-518

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126192-026	18495-519

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	62500.00	40250.00	18000.00	62500.00	40250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	12500.00	9650.00	6800.00	12500.00	9650.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126193-026	18495-520

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	62500.00	40250.00	18000.00	62500.00	40250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126194-026	18495-523

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	62500.00	40250.00	18000.00	62500.00	40250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126195-026	18495-524

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	47
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	44
Res Avg Lot Depth:	164
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	44
C/I Avg Lot Depth:	164

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	62500.00	40250.00	18000.00	62500.00	40250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	18750.00	14425.00	10100.00	18750.00	14425.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	12500.00	9650.00	6800.00	12500.00	9650.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126196-026	18495-525

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	176
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	176

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126197-026	18495-527

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	125.00	125.00	125.00	125.00	125.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	50000.00	34000.00	18000.00	50000.00	34000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	125.00	125.00	125.00	125.00	125.00	125.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126198-026	18495-530

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126199-026	18495-531

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126200-026	18495-535

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	76
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	142
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	142
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	75000.00	46500.00	18000.00	75000.00	46500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	17500.00	12150.00	6800.00	17500.00	12150.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126202-026	18495-538

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	95
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	35
Res Avg Lot Depth:	105
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	35
C/I Avg Lot Depth:	105

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	17500.00	8750.00	0.00	17500.00	8750.00
Comm & Ind Primary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Primary	All	Acreage	18000.00	62500.00	40250.00	18000.00	62500.00	40250.00
Comm & Ind Secondary	All	Square Foot	0.23	0.23	0.23	0.23	0.23	0.23
Comm & Ind Secondary	All	Acreage	10100.00	25000.00	17550.00	10100.00	25000.00	17550.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	17500.00	12150.00	6800.00	17500.00	12150.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	17500.00	8750.00	0.00	17500.00	8750.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126203-026	18495-539

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Primary	All	Acreage	18000.00	62500.00	40250.00	18000.00	62500.00	40250.00
Comm & Ind Secondary	All	Square Foot	0.23	0.23	0.23	0.23	0.23	0.23
Comm & Ind Secondary	All	Acreage	10100.00	12500.00	11300.00	10100.00	12500.00	11300.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	12500.00	9650.00	6800.00	12500.00	9650.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126204-026	18505

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	54
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	105
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	105

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	18.00	18.00	18.00	18.00	18.00	18.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	18.00	18.00	18.00	18.00	18.00	18.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126205-026	18505-140

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	92
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	74
Res Avg Lot Depth:	238
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	74
C/I Avg Lot Depth:	238

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	115.64	115.64	115.64	115.64	115.64	115.64
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	115.64	115.64	115.64	115.64	115.64	115.64
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126206-026	18505-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	97
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	74
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	74
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	120.27	120.27	120.27	120.27	120.27	120.27
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	120.27	120.27	120.27	120.27	120.27	120.27
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126208-026	18506

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	841
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	67
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	67
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	52.68	52.68	52.68	52.68	52.68	52.68
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	52.68	52.68	52.68	52.68	52.68	52.68
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126209-026	18506-148

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	67
Res Avg Lot Depth:	129
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	67
C/I Avg Lot Depth:	129

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	80.00	80.00	80.00	80.00	80.00	80.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	80.00	80.00	80.00	80.00	80.00	80.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126210-026	18506-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	67
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	67
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	52.68	52.68	52.68	52.68	52.68	52.68
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	52.68	52.68	52.68	52.68	52.68	52.68
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	8400.00	8400.00	8400.00	8400.00	8400.00	8400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126212-026	18507-151

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	372
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	67
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	67
C/I Avg Lot Depth:	141

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	49.75	49.75	49.75	49.75	49.75	49.75
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	49.75	49.75	49.75	49.75	49.75	49.75
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	7800.00	7800.00	7800.00	7800.00	7800.00	7800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126213-026	18507-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	67
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	67
C/I Avg Lot Depth:	141

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	49.75	49.75	49.75	49.75	49.75	49.75
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	49.75	49.75	49.75	49.75	49.75	49.75
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	7800.00	7800.00	7800.00	7800.00	7800.00	7800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126214-026	18508

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	623
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	50.13	50.13	50.13	50.13	50.13	50.13
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.13	50.13	50.13	50.13	50.13	50.13
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	6900.00	6900.00	6900.00	6900.00	6900.00	6900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126215-026	18508-153

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	56
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	56
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	31.00	31.00	31.00	31.00	31.00	31.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	31.00	31.00	31.00	31.00	31.00	31.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126216-026	18508-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	50.13	50.13	50.13	50.13	50.13	50.13
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.13	50.13	50.13	50.13	50.13	50.13
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	6900.00	6900.00	6900.00	6900.00	6900.00	6900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126218-026	18509

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	905
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	27.56	33.00	30.28	27.56	33.00	30.28
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	27.56	33.00	30.28	27.56	33.00	30.28
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	3600.00	3600.00	3600.00	3600.00	3600.00	3600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	33.00	33.00	33.00	33.00	33.00	33.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	33.00	33.00	33.00	33.00	33.00	33.00
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126219-026	18509-155

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	126
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	126

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	33.00	33.00	33.00	33.00	33.00	33.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	33.00	33.00	33.00	33.00	33.00	33.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	11300.00	11300.00	11300.00	11300.00	11300.00	11300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126220-026	18509-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	41
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	126
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	126

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	33.00	33.00	33.00	33.00	33.00	33.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	33.00	33.00	33.00	33.00	33.00	33.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126221-026	18509-257

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	436
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	27.56	27.56	27.56	27.56	27.56	27.56
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	27.56	27.56	27.56	27.56	27.56	27.56
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	3600.00	3600.00	3600.00	3600.00	3600.00	3600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126222-026	18509-NSample SWestern

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1055
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	27.56	33.00	30.28	27.56	33.00	30.28
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	27.56	33.00	30.28	27.56	33.00	30.28
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	3600.00	3600.00	3600.00	3600.00	3600.00	3600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	33.00	33.00	33.00	33.00	33.00	33.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	33.00	33.00	33.00	33.00	33.00	33.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126225-026	18510

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1038
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	43
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	43
C/I Avg Lot Depth:	122

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	33.57	33.57	33.57	33.57	33.57	33.57
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	33.57	33.57	33.57	33.57	33.57	33.57
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	4400.00	4400.00	4400.00	4400.00	4400.00	4400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126226-026	18510-157

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	37
Res Avg Lot Depth:	317
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	37
C/I Avg Lot Depth:	317

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	38.00	38.00	38.00	38.00	38.00	38.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	38.00	38.00	38.00	38.00	38.00	38.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126227-026	18510-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	42
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	42
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	38.00	38.00	38.00	38.00	38.00	38.00
Comm & Ind Primary	All	Square Foot	0.50	0.50	0.50	0.50	0.50	0.50
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot	0.26	0.26	0.26	0.26	0.26	0.26
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	38.00	38.00	38.00	38.00	38.00	38.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126229-026	18510-382

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	272
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	43
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	43
C/I Avg Lot Depth:	122

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	33.57	33.57	33.57	33.57	33.57	33.57
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	33.57	33.57	33.57	33.57	33.57	33.57
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	4400.00	4400.00	4400.00	4400.00	4400.00	4400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126234-026	18511

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	955
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	176.68	176.68	176.68	176.68	176.68	176.68
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	176.68	176.68	176.68	176.68	176.68	176.68
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	22800.00	22800.00	22800.00	22800.00	22800.00	22800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126235-026	18511-160

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	45
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	136

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	110.00	110.00	110.00	110.00	110.00	110.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	110.00	110.00	110.00	110.00	110.00	110.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	20400.00	20400.00	20400.00	20400.00	20400.00	20400.00
Residential Rural Homesite	Good	Acreage	20400.00	20400.00	20400.00	20400.00	20400.00	20400.00
Residential Rural Homesite	Average	Acreage	20400.00	20400.00	20400.00	20400.00	20400.00	20400.00
Residential Rural Homesite	Fair	Acreage	20400.00	20400.00	20400.00	20400.00	20400.00	20400.00
Residential Rural Homesite	Poor	Acreage	20400.00		20400.00	20400.00		20400.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126236-026	18511-161

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	615
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	110.00	176.68	143.34	110.00	176.68	143.34
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	110.00	176.68	143.34	110.00	176.68	143.34
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	22800.00	22800.00	22800.00	22800.00	22800.00	22800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126237-026	18511-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	136

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	110.00	110.00	110.00	110.00	110.00	110.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage				1.00	1.00	1.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage				1.00	1.00	1.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage				1.00	1.00	1.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage				1.00	1.00	1.00
Residential Homesite	All	Front Foot	110.00	110.00	110.00	110.00	110.00	110.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				1.00	1.00	1.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				1.00	1.00	1.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage				1.00	1.00	1.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126238-026	18511-286

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	683
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	176.68	176.68	176.68	176.68	176.68	176.68
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	176.68	176.68	176.68	176.68	176.68	176.68
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	22800.00	22800.00	22800.00	22800.00	22800.00	22800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126242-026	18512

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	765
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	43
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	43
C/I Avg Lot Depth:	122

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	32.00	62.34	47.17	32.00	62.34	47.17
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	32.00	62.34	47.17	32.00	62.34	47.17
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	8300.00	8300.00	8300.00	8300.00	8300.00	8300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	32.00	0.00	0.00	32.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	32.00	0.00	0.00	32.00	0.00
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126243-026	18512-164

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	41
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	41
C/I Avg Lot Depth:	148

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	32.00	32.00	32.00	32.00	32.00	32.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	32.00	32.00	32.00	32.00	32.00	32.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126244-026	18512-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	41
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	41
C/I Avg Lot Depth:	148

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	32.00	32.00	32.00	32.00	32.00	32.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	32.00	32.00	32.00	32.00	32.00	32.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126245-026	18512-283

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	286
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	43
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	43
C/I Avg Lot Depth:	122

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	62.34	62.34	62.34	62.34	62.34	62.34
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	62.34	62.34	62.34	62.34	62.34	62.34
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	8300.00	8300.00	8300.00	8300.00	8300.00	8300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126250-026	18512A R150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	152
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	152

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	32.00	32.00	32.00	32.00	32.00	32.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	32.00	32.00	32.00	32.00	32.00	32.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126254-026	18512A-472 R150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	152
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	152

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	32.00	32.00	32.00	32.00	32.00	32.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage				1.00	1.00	1.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage				1.00	1.00	1.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage				1.00	1.00	1.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage				1.00	1.00	1.00
Residential Homesite	All	Front Foot	32.00	32.00	32.00	32.00	32.00	32.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				1.00	1.00	1.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				1.00	1.00	1.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage				1.00	1.00	1.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage				1.00	1.00	1.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126256-026	18512A-540 R150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	152
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	152

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	32.00	32.00	32.00	32.00	32.00	32.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	32.00	32.00	32.00	32.00	32.00	32.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126258-026	18512A-542 R150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	152
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	152

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	32.00	32.00	32.00	32.00	32.00	32.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	32.00	32.00	32.00	32.00	32.00	32.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126259-026	18513 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	95.00	95.00	95.00	95.00	95.00	95.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	95.00	95.00	95.00	95.00	95.00	95.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	253.00	0.00	0.00	253.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	253.00	0.00	0.00	253.00	0.00
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126262-026	18513-166 R132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1003
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	99.83	99.83	99.83	99.83	99.83	99.83
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	99.83	99.83	99.83	99.83	99.83	99.83
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	13800.00	13800.00	13800.00	13800.00	13800.00	13800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126264-026	18513-232 R132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	29
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	99.83	99.83	99.83	99.83	99.83	99.83
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	99.83	99.83	99.83	99.83	99.83	99.83
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	13800.00	13800.00	13800.00	13800.00	13800.00	13800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126271-026	18514

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	141

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	168.00	168.00	168.00	168.00	168.00	168.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	168.00	168.00	168.00	168.00	168.00	168.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	168.00	0.00	0.00	168.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	168.00	0.00	0.00	168.00	0.00
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126272-026	18514-168

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	720
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	272.02	272.02	272.02	272.02	272.02	272.02
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	272.02	272.02	272.02	272.02	272.02	272.02
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	36800.00	36800.00	36800.00	36800.00	36800.00	36800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126273-026	18514-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	141

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	168.00	168.00	168.00	168.00	168.00	168.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	168.00	168.00	168.00	168.00	168.00	168.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126274-026	18514-456

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	61
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	61
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	272.02	272.02	272.02	272.02	272.02	272.02
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	272.02	272.02	272.02	272.02	272.02	272.02
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126275-026	18515

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	47
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	47
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	62.00	62.00	62.00	62.00	62.00	62.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	62.00	62.00	62.00	62.00	62.00	62.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126276-026	18515-170

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	261
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	99.60	99.60	99.60	99.60	99.60	99.60
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	99.60	99.60	99.60	99.60	99.60	99.60
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	11800.00	11800.00	11800.00	11800.00	11800.00	11800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126277-026	18515-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	99.60	99.60	99.60	99.60	99.60	99.60
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	99.60	99.60	99.60	99.60	99.60	99.60
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	11800.00	11800.00	11800.00	11800.00	11800.00	11800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126278-026	18515-274

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	47
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	47
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	62.00	62.00	62.00	62.00	62.00	62.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	62.00	62.00	62.00	62.00	62.00	62.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126281-026	18516

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	41
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	41
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	111.00	111.00	111.00	111.00	111.00	111.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	111.00	111.00	111.00	111.00	111.00	111.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	111.00	0.00	0.00	111.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	111.00	0.00	0.00	111.00	0.00
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126282-026	18516-172

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1038
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	215.35	215.35	215.35	215.35	215.35	215.35
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	215.35	215.35	215.35	215.35	215.35	215.35
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	28700.00	28700.00	28700.00	28700.00	28700.00	28700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126283-026	18516-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	41
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	41
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	111.00	111.00	111.00	111.00	111.00	111.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	111.00	111.00	111.00	111.00	111.00	111.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126284-026	18516-276

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	120
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	215.35	215.35	215.35	215.35	215.35	215.35
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	215.35	215.35	215.35	215.35	215.35	215.35
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	28700.00	28700.00	28700.00	28700.00	28700.00	28700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126287-026	18518

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1033
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	81
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	81
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	328.77	328.77	328.77	328.77	328.77	328.77
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	328.77	328.77	328.77	328.77	328.77	328.77
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48900.00	48900.00	48900.00	48900.00	48900.00	48900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126288-026	18518-174

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	141

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126289-026	18518-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	81
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	81
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	328.77	328.77	328.77	328.77	328.77	328.77
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	328.77	328.77	328.77	328.77	328.77	328.77
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48900.00	48900.00	48900.00	48900.00	48900.00	48900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126290-026	18519

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	111
Res Avg Lot Depth:	155
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	111
C/I Avg Lot Depth:	155

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	691.00	691.00	691.00	691.00	691.00	691.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	691.00	691.00	691.00	691.00	691.00	691.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CENTRE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CENTRE TOWNSHIP	SOUTH BEND-CENTRE	7126291-002	18519-176

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	124
Res Avg Lot Depth:	178
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	124
C/I Avg Lot Depth:	178

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	765.71	765.71	765.71	765.71	765.71	765.71
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	765.71	765.71	765.71	765.71	765.71	765.71
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	120200.00	120200.00	120200.00	120200.00	120200.00	120200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126291-026	18519-176

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	216
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	124
Res Avg Lot Depth:	178
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	124
C/I Avg Lot Depth:	178

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	765.71	765.71	765.71	765.71	765.71	765.71
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	765.71	765.71	765.71	765.71	765.71	765.71
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	120200.00	120200.00	120200.00	120200.00	120200.00	120200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126292-026	18519-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	124
Res Avg Lot Depth:	178
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	124
C/I Avg Lot Depth:	178

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	765.71	765.71	765.71	765.71	765.71	765.71
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	765.71	765.71	765.71	765.71	765.71	765.71
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	120200.00	120200.00	120200.00	120200.00	120200.00	120200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126295-026	18520

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	49
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	49
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	59.00	59.00	59.00	59.00	59.00	59.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	59.00	59.00	59.00	59.00	59.00	59.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	59.00	0.00	0.00	59.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	59.00	0.00	0.00	59.00	0.00
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126296-026	18520-179

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1823
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	175.67	175.67	175.67	175.67	175.67	175.67
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	175.67	175.67	175.67	175.67	175.67	175.67
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	23300.00	23300.00	23300.00	23300.00	23300.00	23300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126297-026	18520-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	49
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	49
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	59.00	59.00	59.00	59.00	59.00	59.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	59.00	59.00	59.00	59.00	59.00	59.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126298-026	18520-278

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	49
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	49
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	59.00	59.00	59.00	59.00	59.00	59.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	59.00	59.00	59.00	59.00	59.00	59.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126299-026	18520-341

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	86
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	175.67	175.67	175.67	175.67	175.67	175.67
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	175.67	175.67	175.67	175.67	175.67	175.67
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	23300.00	23300.00	23300.00	23300.00	23300.00	23300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126301-026	18520-545

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	29
Res Avg Lot Depth:	158
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	29
C/I Avg Lot Depth:	158

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	59.00	59.00	59.00	272.02	272.02	272.02
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	59.00	59.00	59.00	59.00	59.00	59.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126302-026	18521

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	204
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	73
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	73
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	297.79	297.79	297.79	297.79	297.79	297.79
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	297.79	297.79	297.79	297.79	297.79	297.79
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	41800.00	41800.00	41800.00	41800.00	41800.00	41800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126303-026	18521-181

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	61
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	61
C/I Avg Lot Depth:	136

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	261.00	261.00	261.00	261.00	261.00	261.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	261.00	261.00	261.00	261.00	261.00	261.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126304-026	18521-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	73
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	73
C/I Avg Lot Depth:	136

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	297.79	297.79	297.79	297.79	297.79	297.79
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	297.79	297.79	297.79	297.79	297.79	297.79
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126307-026	18523-183

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	191
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	72
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	72
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	297.25	297.25	297.25	297.25	297.25	297.25
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	297.25	297.25	297.25	297.25	297.25	297.25
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	52000.00	52000.00	52000.00	52000.00	52000.00	52000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126308-026	18525

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	68
Res Avg Lot Depth:	124
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	68
C/I Avg Lot Depth:	124

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	206.00	206.00	206.00	206.00	206.00	206.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	206.00	206.00	206.00	206.00	206.00	206.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126309-026	18525-185

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	725
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	69
Res Avg Lot Depth:	124
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	69
C/I Avg Lot Depth:	124

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	329.22	329.22	329.22	329.22	329.22	329.22
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	329.22	329.22	329.22	329.22	329.22	329.22
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	46300.00	46300.00	46300.00	46300.00	46300.00	46300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126311-026	18526 C150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	55
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	55
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	250.00	125.00	0.00	250.00	125.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	250.00	125.00	0.00	250.00	125.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	250.00	0.00	0.00	250.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	250.00	0.00	0.00	250.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126314-026	18526-187 R150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	448
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	59
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	59
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	383.85	383.85	383.85	383.85	383.85	383.85
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	383.85	383.85	383.85	383.85	383.85	383.85
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	54300.00	54300.00	54300.00	54300.00	54300.00	54300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126316-026	18526-232 R150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	55
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	55
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126318-026	18527-62

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	325
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	87
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	87
C/I Avg Lot Depth:	145

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	463.25	463.25	463.25	463.25	463.25	463.25
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	463.25	463.25	463.25	463.25	463.25	463.25
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	73200.00	73200.00	73200.00	73200.00	73200.00	73200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126319-026	18527-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	87
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	87
C/I Avg Lot Depth:	145

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	463.25	463.25	463.25	463.25	463.25	463.25
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	463.25	463.25	463.25	463.25	463.25	463.25
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	73200.00	73200.00	73200.00	73200.00	73200.00	73200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126322-026	18528-190

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	505
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	143
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	143

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	594.88	594.88	594.88	594.88	594.88	594.88
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	594.88	594.88	594.88	594.88	594.88	594.88
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	92800.00	92800.00	92800.00	92800.00	92800.00	92800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126323-026	18528-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	147
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	147

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	438.00	438.00	438.00	438.00	438.00	438.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	438.00	438.00	438.00	438.00	438.00	438.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126324-026	18528-501

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	147
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	147

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	438.00	438.00	438.00	438.00	438.00	438.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	438.00	438.00	438.00	438.00	438.00	438.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126325-026	18529 gov

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	59
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	59
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	444.00	444.00	444.00	444.00	444.00	444.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	444.00	444.00	444.00	444.00	444.00	444.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126326-026	18529-192

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	370
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	66
C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	518.85	518.85	518.85	518.85	518.85	518.85
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	518.85	518.85	518.85	518.85	518.85	518.85
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	75900.00	75900.00	75900.00	75900.00	75900.00	75900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126327-026	18529-vac lot

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	518.85	518.85	518.85	518.85	518.85	518.85
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	518.85	518.85	518.85	518.85	518.85	518.85
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	75900.00	75900.00	75900.00	75900.00	75900.00	75900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126330-026	18530

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	173
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	173

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	563.00	563.00	563.00	563.00	563.00	563.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	563.00	563.00	563.00	563.00	563.00	563.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126331-026	18530-194

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	142
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	103
Res Avg Lot Depth:	216
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	103
C/I Avg Lot Depth:	216

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	444.51	444.51	444.51	444.51	444.51	444.51
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	444.51	444.51	444.51	444.51	444.51	444.51
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	61400.00	61400.00	61400.00	61400.00	61400.00	61400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	61400.00	61400.00	61400.00	61400.00	61400.00	61400.00
Residential Rural Homesite	Good	Acreage	61400.00	61400.00	61400.00	61400.00	61400.00	61400.00
Residential Rural Homesite	Average	Acreage	61400.00	61400.00	61400.00	61400.00	61400.00	61400.00
Residential Rural Homesite	Fair	Acreage	61400.00	61400.00	61400.00	61400.00	61400.00	61400.00
Residential Rural Homesite	Poor	Acreage	61400.00		61400.00	61400.00		61400.00
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126332-026	18530-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	103
Res Avg Lot Depth:	216
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	103
C/I Avg Lot Depth:	216

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	444.51	444.51	444.51	444.51	444.51	444.51
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	444.51	444.51	444.51	444.51	444.51	444.51
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	61400.00	61400.00	61400.00	61400.00	61400.00	61400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	61400.00	61400.00	61400.00	61400.00	61400.00	61400.00
Residential Rural Homesite	Good	Acreage	61400.00	61400.00	61400.00	61400.00	61400.00	61400.00
Residential Rural Homesite	Average	Acreage	61400.00	61400.00	61400.00	61400.00	61400.00	61400.00
Residential Rural Homesite	Fair	Acreage	61400.00	61400.00	61400.00	61400.00	61400.00	61400.00
Residential Rural Homesite	Poor	Acreage	61400.00		61400.00	61400.00		61400.00
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126333-026	18531

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	140
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	72
Res Avg Lot Depth:	151
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	72
C/I Avg Lot Depth:	151

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	854.17	854.17	854.17	854.17	854.17	854.17
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	854.17	854.17	854.17	854.17	854.17	854.17
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	123000.00	123000.00	123000.00	123000.00	123000.00	123000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126334-026	18531-196

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	619
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	58
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	58
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	640.07	640.07	640.07	640.07	640.07	640.07
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	640.07	640.07	640.07	640.07	640.07	640.07
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	81000.00	81000.00	81000.00	81000.00	81000.00	81000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126335-026	18531-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	640.07	640.07	640.07	640.07	640.07	640.07
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	640.07	640.07	640.07	640.07	640.07	640.07
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126337-026	18532

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	515
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	49
Res Avg Lot Depth:	126
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	49
C/I Avg Lot Depth:	126

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	291.26	291.26	291.26	291.26	291.26	291.26
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	291.26	291.26	291.26	291.26	291.26	291.26
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42600.00	42600.00	42600.00	42600.00	42600.00	42600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126338-026	18532-198

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	49
Res Avg Lot Depth:	126
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	49
C/I Avg Lot Depth:	126

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	291.26	291.26	291.26	291.26	291.26	291.26
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	291.26	291.26	291.26	291.26	291.26	291.26
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126339-026	18532-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	82.00	82.00	82.00	82.00	82.00	82.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	82.00	82.00	82.00	82.00	82.00	82.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126340-026	18532-268

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	128
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	49
Res Avg Lot Depth:	126
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	49
C/I Avg Lot Depth:	126

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	291.26	291.26	291.26	291.26	291.26	291.26
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	291.26	291.26	291.26	291.26	291.26	291.26
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42600.00	42600.00	42600.00	42600.00	42600.00	42600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126343-026	18533 C150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	188
Res Avg Lot Depth:	143
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	188
C/I Avg Lot Depth:	143

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	154.00	77.00	0.00	154.00	77.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	154.00	77.00	0.00	154.00	77.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	154.00	0.00	0.00	154.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	154.00	0.00	0.00	154.00	0.00
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126344-026	18533 R200

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	42
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	42
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	154.00	154.00	154.00	154.00	154.00	154.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	154.00	154.00	154.00	154.00	154.00	154.00
Residential Homesite	All	Square Foot	0.94	0.94	0.94	0.94	0.94	0.94
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126345-026	Legends Row

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	123
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	188
Res Avg Lot Depth:	143
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	188
C/I Avg Lot Depth:	143

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	154.00	154.00	154.00	154.00	154.00	154.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	154.00	154.00	154.00	154.00	154.00	154.00
Residential Homesite	All	Square Foot	4.17	4.17	4.17	4.17	4.17	4.17
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126346-026	18533-ND New Homes

Comments:
Standard width was 188 changed to 66 per plats. 1/19 psc

Neighborhood Factor:	1.0000
Total Parcels:	247
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	59
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	59
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1625.81	1625.81	1625.81	1625.81	1625.81	1625.81
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1625.81	1625.81	1625.81	1625.81	1625.81	1625.81
Residential Homesite	All	Square Foot	1.05	1.05	1.05	1.05	1.05	1.05
Residential Homesite	All	Acreage	250600.00	250600.00	250600.00	250600.00	250600.00	250600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126347-026	18533-200 C150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	494
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	307.64	307.64	307.64	307.64	307.64	307.64
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	307.64	307.64	307.64	307.64	307.64	307.64
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	45800.00	45800.00	45800.00	45800.00	45800.00	45800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126348-026	Brennan View

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	188
Res Avg Lot Depth:	143
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	188
C/I Avg Lot Depth:	143

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	154.00	154.00	154.00	154.00	154.00	154.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	154.00	154.00	154.00	154.00	154.00	154.00
Residential Homesite	All	Square Foot	4.17	4.17	4.17	4.17	4.17	4.17
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126349-026	18533-ND Vacant

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1713.02	1713.02	1713.02	1713.02	1713.02	1713.02
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage				65200.00	65200.00	65200.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1713.02	1713.02	1713.02	1713.02	1713.02	1713.02
Residential Homesite	All	Square Foot	4.17	4.17	4.17	4.17	4.17	4.17
Residential Homesite	All	Acreage	263900.00	263900.00	263900.00	263900.00	263900.00	263900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126350-026	18533-232 R200

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	188
Res Avg Lot Depth:	143
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	188
C/I Avg Lot Depth:	143

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	154.00	154.00	154.00	154.00	154.00	154.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	154.00	154.00	154.00	154.00	154.00	154.00
Residential Homesite	All	Square Foot	1.37	1.37	1.37	1.37	1.37	1.37
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	1.37	1.37	1.37	1.37	1.37	1.37
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126351-026	18533-262 C150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	218
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	42
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	42
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	154.00	154.00	154.00	154.00	154.00	154.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	154.00	154.00	154.00	154.00	154.00	154.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126360-026	18533-Quigley Place Condo
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 6
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 188
			Res Avg Lot Depth: 143
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 188
			C/I Avg Lot Depth: 143

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1713.02	1713.02	1713.02	1713.02	1713.02	1713.02
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1713.02	1713.02	1713.02	1713.02	1713.02	1713.02
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	263900.00	263900.00	263900.00	263900.00	263900.00	263900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126361-026	18533-Fredrickson Commons Condos

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	188
Res Avg Lot Depth:	143
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	188
C/I Avg Lot Depth:	143

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1713.02	1713.02	1713.02	1713.02	1713.02	1713.02
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1713.02	1713.02	1713.02	1713.02	1713.02	1713.02
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	263900.00	263900.00	263900.00	263900.00	263900.00	263900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126362-026	18533-ND New Townhomes

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	188
Res Avg Lot Depth:	143
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	188
C/I Avg Lot Depth:	143

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1713.02	1713.02	1713.02	1713.02	1713.02	1713.02
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1713.02	1713.02	1713.02	1713.02	1713.02	1713.02
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	263900.00	263900.00	263900.00	263900.00	263900.00	263900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126363-026	18534

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	144
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	144

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	76.00	38.00	0.00	76.00	38.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	76.00	38.00	0.00	76.00	38.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	22650.00	22650.00	22650.00	22650.00	22650.00	22650.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	76.00	0.00	0.00	76.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	76.00	0.00	0.00	76.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126364-026	18534-205

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	262
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	101.14	101.14	101.14	101.14	101.14	101.14
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	101.14	101.14	101.14	101.14	101.14	101.14
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126365-026	18534-206

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	129
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	101.14	101.14	101.14	101.14	101.14	101.14
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	101.14	101.14	101.14	101.14	101.14	101.14
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126366-026	18534-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	144
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	144

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	76.00	76.00	76.00	76.00	76.00	76.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	76.00	76.00	76.00	76.00	76.00	76.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126367-026	18534-242

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	144
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	144

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	76.00	76.00	76.00	76.00	76.00	76.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	76.00	76.00	76.00	76.00	76.00	76.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126372-026	18535

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	405
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	454.17	454.17	454.17	454.17	454.17	454.17
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	454.17	454.17	454.17	454.17	454.17	454.17
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	66400.00	66400.00	66400.00	66400.00	66400.00	66400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126373-026	18535-208

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	471.00	471.00	471.00	471.00	471.00	471.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	471.00	471.00	471.00	471.00	471.00	471.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126374-026	18535-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	471.00	471.00	471.00	471.00	471.00	471.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	471.00	471.00	471.00	471.00	471.00	471.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126375-026	18535-240

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	454.17	454.17	454.17	454.17	454.17	454.17
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	454.17	454.17	454.17	454.17	454.17	454.17
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	66400.00	66400.00	66400.00	66400.00	66400.00	66400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126379-026	18535-539

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126380-026	18536-Angela Leeper Napl Eddy

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	280
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	807.97	807.97	807.97	807.97	807.97	807.97
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	807.97	807.97	807.97	807.97	807.97	807.97
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	104900.00	104900.00	104900.00	104900.00	104900.00	104900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126381-026	18536-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	807.97	807.97	807.97	807.97	807.97	807.97
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	807.97	807.97	807.97	807.97	807.97	807.97
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	104900.00	104900.00	104900.00	104900.00	104900.00	104900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126383-026	18537-Portage,Chapin, Laporte

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	835
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	116
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	116

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	54.00	247.14	150.57	54.00	247.14	150.57
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	54.00	247.14	150.57	54.00	247.14	150.57
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	32900.00	32900.00	32900.00	32900.00	32900.00	32900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126384-026	18537-212

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	54.00	54.00	54.00	54.00	54.00	54.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	54.00	54.00	54.00	54.00	54.00	54.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126385-026	18537-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	154
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	54.00	54.00	54.00	54.00	54.00	54.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	54.00	54.00	54.00	54.00	54.00	54.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126386-026	18537-245

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	335
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	116
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	116

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	247.14	247.14	247.14	247.14	247.14	247.14
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	247.14	247.14	247.14	247.14	247.14	247.14
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	32900.00	32900.00	32900.00	32900.00	32900.00	32900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126390-026	18538

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	577
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	41
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	41
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	98.00	132.11	115.06	98.00	132.11	115.06
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	98.00	132.11	115.06	98.00	132.11	115.06
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17800.00	17800.00	17800.00	17800.00	17800.00	17800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	98.00	98.00	98.00	98.00	98.00	98.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	98.00	98.00	98.00	98.00	98.00	98.00
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126391-026	18538-215

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	43
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	43
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	98.00	98.00	98.00	98.00	98.00	98.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	98.00	98.00	98.00	98.00	98.00	98.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126393-026	18538-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	69
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	43
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	43
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	98.00	98.00	98.00	98.00	98.00	98.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	98.00	98.00	98.00	98.00	98.00	98.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126394-026	18537

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	241
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	118
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	118

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	247.14	247.14	247.14	247.14	247.14	247.14
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	247.14	247.14	247.14	247.14	247.14	247.14
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126395-026	18538-448

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	738
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	41
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	41
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	132.11	132.11	132.11	132.11	132.11	132.11
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	132.11	132.11	132.11	132.11	132.11	132.11
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17800.00	17800.00	17800.00	17800.00	17800.00	17800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126397-026	18538-538

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	43
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	43
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	98.00	98.00	98.00	98.00	98.00	98.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	98.00	98.00	98.00	98.00	98.00	98.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126399-026	18539

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	329.00	329.00	329.00	329.00	329.00	329.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	329.00	329.00	329.00	329.00	329.00	329.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126400-026	18539-218

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	461
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	54
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	54
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	426.66	426.66	426.66	426.66	426.66	426.66
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	426.66	426.66	426.66	426.66	426.66	426.66
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65200.00	65200.00	65200.00	65200.00	65200.00	65200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126401-026	18539-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	329.00	329.00	329.00	329.00	329.00	329.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	329.00	329.00	329.00	329.00	329.00	329.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126402-026	18539-270

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	54
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	54
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	426.66	426.66	426.66	426.66	426.66	426.66
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	426.66	426.66	426.66	426.66	426.66	426.66
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65200.00	65200.00	65200.00	65200.00	65200.00	65200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126406-026	18540-220

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	283
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	298.68	298.68	298.68	298.68	298.68	298.68
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	298.68	298.68	298.68	298.68	298.68	298.68
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126407-026	18540-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	298.68	298.68	298.68	298.68	298.68	298.68
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	298.68	298.68	298.68	298.68	298.68	298.68
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126410-026	18541

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	47
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	47
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	176.00	176.00	176.00	176.00	176.00	176.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	176.00	176.00	176.00	176.00	176.00	176.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	176.00	0.00	0.00	176.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	176.00	0.00	0.00	176.00	0.00
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126411-026	18541- Portage Riverside

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	177
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	177.46	177.46	177.46	177.46	177.46	177.46
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	177.46	177.46	177.46	177.46	177.46	177.46
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	24300.00	24300.00	24300.00	24300.00	24300.00	24300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126412-026	18541-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	87
Res Avg Lot Depth:	154
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	87
C/I Avg Lot Depth:	154

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	176.00	176.00	176.00	176.00	176.00	176.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	176.00	176.00	176.00	176.00	176.00	176.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126413-026	18541- Academy Rvsd Clvr

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	116
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	251.55	251.55	251.55	251.55	251.55	251.55
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	251.55	251.55	251.55	251.55	251.55	251.55
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	34800.00	34800.00	34800.00	34800.00	34800.00	34800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126417-026	18542-Prtg Wdlawn Rvside

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	469
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	54
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	54
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	361.55	361.55	361.55	361.55	361.55	361.55
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	361.55	361.55	361.55	361.55	361.55	361.55
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	54300.00	54300.00	54300.00	54300.00	54300.00	54300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
Residential Excess	All	Site				0.00	0.00	0.00

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126418-026	18542-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	55
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	55
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	273.00	273.00	273.00	273.00	273.00	273.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	273.00	273.00	273.00	273.00	273.00	273.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126419-026	18542-Pinhook

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	146
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	61
Res Avg Lot Depth:	134
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	61
C/I Avg Lot Depth:	134

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	207.24	207.24	207.24	207.24	207.24	207.24
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	207.24	207.24	207.24	207.24	207.24	207.24
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31500.00	31500.00	31500.00	31500.00	31500.00	31500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126421-026	18543

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	39
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	39
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	33.00	33.00	33.00	33.00	33.00	33.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	33.00	33.00	33.00	33.00	33.00	33.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126422-026	18543-226

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	866
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	167.39	167.39	167.39	167.39	167.39	167.39
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	167.39	167.39	167.39	167.39	167.39	167.39
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20200.00	20200.00	20200.00	20200.00	20200.00	20200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126423-026	18543-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	39
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	39
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	33.00	33.00	33.00	33.00	33.00	33.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	33.00	33.00	33.00	33.00	33.00	33.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126424-026	18543-249

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	39
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	39
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	33.00	33.00	33.00	33.00	33.00	33.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	33.00	33.00	33.00	33.00	33.00	33.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126425-026	18543-LWW Bendix Olive

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	350
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	49
Res Avg Lot Depth:	129
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	49
C/I Avg Lot Depth:	129

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	167.39	167.39	167.39	167.39	167.39	167.39
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	167.39	167.39	167.39	167.39	167.39	167.39
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126426-026	18543-470

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	615
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	49
Res Avg Lot Depth:	129
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	49
C/I Avg Lot Depth:	129

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	167.39	167.39	167.39	167.39	167.39	167.39
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	167.39	167.39	167.39	132.11	132.11	132.11
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126429-026	18543-540

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	632
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	49
Res Avg Lot Depth:	129
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	49
C/I Avg Lot Depth:	129

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	167.39	167.39	167.39	167.39	167.39	167.39
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	167.39	167.39	167.39	167.39	167.39	167.39
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126430-026	185554

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6900.00	12800.00	9850.00	6900.00	12800.00	9850.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126431-026	185554-River Race

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	27
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	27
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	22500.00	29000.00	25750.00	22500.00	29000.00	25750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	27.69	27.69	27.69	27.69	27.69	27.69
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126432-026	185554-295

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	100.00	29000.00	14550.00	100.00	29000.00	14550.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126433-026	185554-296

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	32
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	22500.00	29000.00	25750.00	22500.00	29000.00	25750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126434-026	185554-297

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	30
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	24800.00	33100.00	28950.00	24800.00	33100.00	28950.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126435-026	185554-298

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	33
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	24800.00	33100.00	28950.00	24800.00	33100.00	28950.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126436-026	185554-299

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	7.00	7.00	7.00	7.00	7.00	7.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	7.00	7.00	7.00	7.00	7.00	7.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126438-026	185554-301

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	120
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126439-026	185554-538

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6900.00	12800.00	9850.00	6900.00	12800.00	9850.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126440-026	185554-544

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	24800.00	33100.00	28950.00	24800.00	33100.00	28950.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126442-026	18603

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	95
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	105
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	105

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126444-026	18603-501

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126447-026	18603-535

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126448-026	18603-538

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126449-026	18603-539

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	161
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	161
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126450-026	18604 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	249
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	150.00	75.00	0.00	150.00	75.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	20000.00	18750.00	17500.00	20000.00	18750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12500.00	12500.00	12500.00	12500.00	12500.00	12500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5250.00	5250.00	5250.00	5250.00	5250.00	5250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage				1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	150.00	75.00	0.00	150.00	75.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126451-026	18604 R100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126452-026	18604-404

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126454-026	18604-501 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126456-026	18604-505 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126458-026	18604-507 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126460-026	18604-514 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126462-026	18604-520 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126464-026	18604-524 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126466-026	18604-536 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126468-026	18604-538 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126470-026	18604-539 C132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12500.00	12800.00	12650.00	12500.00	12800.00	12650.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126472-026	18605

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	159
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	58
Res Avg Lot Depth:	223
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	58
C/I Avg Lot Depth:	223

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	100.00	50.00	0.00	100.00	50.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	62500.00	40250.00	18000.00	62500.00	40250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	18750.00	14425.00	10100.00	18750.00	14425.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	6800.00	6800.00	6800.00	6800.00	6800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	100.00	50.00	0.00	100.00	50.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	100.00	100.00	100.00	100.00	100.00	100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126473-026	18605-477

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126475-026	18605-520

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	153

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	62500.00	40250.00	18000.00	62500.00	40250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	18750.00	14425.00	10100.00	18750.00	14425.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	6800.00	6800.00	6800.00	6800.00	6800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126476-026	18605-524

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	62500.00	40250.00	18000.00	62500.00	40250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	6800.00	6800.00	6800.00	6800.00	6800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126477-026	18605-538

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	18750.00	14425.00	10100.00	18750.00	14425.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	6800.00	6800.00	6800.00	6800.00	6800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126478-026	18605-539

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	18000.00	62500.00	40250.00	18000.00	62500.00	40250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10100.00	18750.00	14425.00	10100.00	18750.00	14425.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	6800.00	6800.00	6800.00	6800.00	6800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126479-026	18808

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	136

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126480-026	18808-232

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot	0.26	0.26	0.26	0.26	0.26	0.26
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126481-026	18808-536

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126482-026	18808-538

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	136

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	35.00	35.00	35.00	35.00	35.00	35.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	35.00	35.00	35.00	35.00	35.00	35.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7126483-005	Mobile Parks-005

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Comm & Ind Primary	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot	3000.00		3000.00	3000.00		3000.00
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126483-026	Mobile Parks-026

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Comm & Ind Primary	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot	3000.00		3000.00	3000.00		3000.00
Comm & Ind Udeveloped Unusable	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126484-026	18403-482

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	0.67	22500.00	11250.34	0.67	22500.00	11250.34
Comm & Ind Primary	All	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126487-026	18506R-313

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	81
Res Avg Lot Depth:	142
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	81
C/I Avg Lot Depth:	142

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	36.00	36.00	36.00	36.00	36.00	36.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	36.00	36.00	36.00	36.00	36.00	36.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126488-026	18506R-409

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	64
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	64
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	36.00	36.00	36.00	36.00	36.00	36.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	36.00	36.00	36.00	36.00	36.00	36.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126489-026	18507R-410

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	34
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	67
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	67
C/I Avg Lot Depth:	141

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	49.75	49.75	49.75	49.75	49.75	49.75
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	49.75	49.75	49.75	49.75	49.75	49.75
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	7800.00	7800.00	7800.00	7800.00	7800.00	7800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126491-026	18508R-411

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	52
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	50.13	50.13	50.13	50.13	50.13	50.13
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	50.13	50.13	50.13	50.13	50.13	50.13
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	6900.00	6900.00	6900.00	6900.00	6900.00	6900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126494-026	18509R-412

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	338
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	27.56	27.56	27.56	27.56	27.56	27.56
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	27.56	27.56	27.56	27.56	27.56	27.56
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	3600.00	3600.00	3600.00	3600.00	3600.00	3600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126495-026	18509R-452

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	27.56	27.56	27.56	27.56	27.56	27.56
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	27.56	27.56	27.56	27.56	27.56	27.56
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	3600.00	3600.00	3600.00	3600.00	3600.00	3600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126498-026	18510R-382

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	41
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	43
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	43
C/I Avg Lot Depth:	122

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	33.57	33.57	33.57	33.57	33.57	33.57
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	33.57	33.57	33.57	33.57	33.57	33.57
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	4400.00	4400.00	4400.00	4400.00	4400.00	4400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126499-026	18510R-414

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	138
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	43
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	43
C/I Avg Lot Depth:	122

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	33.57	33.57	33.57	33.57	33.57	33.57
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	33.57	33.57	33.57	33.57	33.57	33.57
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	4400.00	4400.00	4400.00	4400.00	4400.00	4400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126500-026	18510R-453

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	42
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	42
C/I Avg Lot Depth:	122

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	38.00	38.00	38.00	38.00	38.00	38.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	38.00	38.00	38.00	38.00	38.00	38.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126503-026	18511R-384

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	176.68	176.68	176.68	176.68	176.68	176.68
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	176.68	176.68	176.68	176.68	176.68	176.68
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	22800.00	22800.00	22800.00	22800.00	22800.00	22800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126504-026	18511R-415

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	396
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	176.68	176.68	176.68	176.68	176.68	176.68
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	176.68	176.68	176.68	176.68	176.68	176.68
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	22800.00	22800.00	22800.00	22800.00	22800.00	22800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126505-026	18511R-490

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	176.68	176.68	176.68	176.68	176.68	176.68
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	176.68	176.68	176.68	176.68	176.68	176.68
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	22800.00	22800.00	22800.00	22800.00	22800.00	22800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126508-026	18512R-386

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	43
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	43
C/I Avg Lot Depth:	122

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	62.34	62.34	62.34	62.34	62.34	62.34
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	62.34	62.34	62.34	62.34	62.34	62.34
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	8300.00	8300.00	8300.00	8300.00	8300.00	8300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126509-026	18512R-388

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	43
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	43
C/I Avg Lot Depth:	122

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	62.34	62.34	62.34	62.34	62.34	62.34
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	62.34	62.34	62.34	62.34	62.34	62.34
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	8300.00	8300.00	8300.00	8300.00	8300.00	8300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126510-026	18512R-417

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	211
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	43
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	43
C/I Avg Lot Depth:	122

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	62.34	62.34	62.34	62.34	62.34	62.34
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	62.34	62.34	62.34	62.34	62.34	62.34
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	8300.00	8300.00	8300.00	8300.00	8300.00	8300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126512-026	18512AR-416 R150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	51
Res Avg Lot Depth:	117
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	51
C/I Avg Lot Depth:	117

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	35.00	35.00	35.00	35.00	35.00	35.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	35.00	35.00	35.00	35.00	35.00	35.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126514-026	18512AR-472 R150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	153

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	35.00	35.00	35.00	35.00	35.00	35.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	35.00	35.00	35.00	35.00	35.00	35.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126516-026	18513R-166 R132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	253.00	126.50	0.00	253.00	126.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	253.00	126.50	0.00	253.00	126.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126518-026	18513R-389 R132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	99.83	99.83	99.83	99.83	99.83	99.83
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	99.83	99.83	99.83	99.83	99.83	99.83
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	13800.00	13800.00	13800.00	13800.00	13800.00	13800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126520-026	18513R-418 R132

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	164
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	99.83	99.83	99.83	99.83	99.83	99.83
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	99.83	99.83	99.83	99.83	99.83	99.83
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	13800.00	13800.00	13800.00	13800.00	13800.00	13800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126522-026	18514R-419

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	81
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	272.02	272.02	272.02	272.02	272.02	272.02
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	272.02	272.02	272.02	272.02	272.02	272.02
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	36800.00	36800.00	36800.00	36800.00	36800.00	36800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126523-026	18518R-422

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	272.02	272.02	272.02	272.02	272.02	272.02
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	272.02	272.02	272.02	272.02	272.02	272.02
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	36800.00	36800.00	36800.00	36800.00	36800.00	36800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126526-026	18521R-425

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	73
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	73
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	297.79	297.79	297.79	297.79	297.79	297.79
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	297.79	297.79	297.79	297.79	297.79	297.79
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	41800.00	41800.00	41800.00	41800.00	41800.00	41800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126528-026	18525R-427

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	75
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	68
Res Avg Lot Depth:	124
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	68
C/I Avg Lot Depth:	124

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	329.22	329.22	329.22	329.22	329.22	329.22
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	329.22	329.22	329.22	329.22	329.22	329.22
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	46300.00	46300.00	46300.00	46300.00	46300.00	46300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126530-026	18526R-428

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	59
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	59
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	383.85	383.85	383.85	383.85	383.85	383.85
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	383.85	383.85	383.85	383.85	383.85	383.85
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	54300.00	54300.00	54300.00	54300.00	54300.00	54300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126532-026	18527R-429

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	87
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	87
C/I Avg Lot Depth:	145

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	463.25	463.25	463.25	463.25	463.25	463.25
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	463.25	463.25	463.25	463.25	463.25	463.25
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	73200.00	73200.00	73200.00	73200.00	73200.00	73200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126533-026	18528R-430

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	143
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	143

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	594.88	594.88	594.88	594.88	594.88	594.88
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	594.88	594.88	594.88	594.88	594.88	594.88
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	92800.00	92800.00	92800.00	92800.00	92800.00	92800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126534-026	18529R-431

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	518.85	518.85	518.85	518.85	518.85	518.85
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	518.85	518.85	518.85	518.85	518.85	518.85
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	75900.00	75900.00	75900.00	75900.00	75900.00	75900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126535-026	18530R-432

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	103
Res Avg Lot Depth:	216
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	103
C/I Avg Lot Depth:	216

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	444.51	444.51	444.51	444.51	444.51	444.51
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	444.51	444.51	444.51	444.51	444.51	444.51
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126536-026	18531R-433

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	58
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	58
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	640.07	640.07	640.07	640.07	640.07	640.07
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	640.07	640.07	640.07	640.07	640.07	640.07
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	81000.00	81000.00	81000.00	81000.00	81000.00	81000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126538-026	18532R-434

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	124
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	49
Res Avg Lot Depth:	126
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	49
C/I Avg Lot Depth:	126

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	291.26	291.26	291.26	291.26	291.26	291.26
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	291.26	291.26	291.26	291.26	291.26	291.26
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	42600.00	42600.00	42600.00	42600.00	42600.00	42600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126543-026	18533R-355 R200

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	50
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	307.64	307.64	307.64	307.64	307.64	307.64
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	307.64	307.64	307.64	307.64	307.64	307.64
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	45800.00	45800.00	45800.00	45800.00	45800.00	45800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126545-026	18533R-399 R200

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	307.64	307.64	307.64	307.64	307.64	307.64
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	307.64	307.64	307.64	307.64	307.64	307.64
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	45800.00	45800.00	45800.00	45800.00	45800.00	45800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126549-026	18533R-435 R200

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	220
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	307.64	153.82	0.00	307.64	153.82
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	307.64	153.82	0.00	307.64	153.82
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	45800.00	45800.00	45800.00	45800.00	45800.00	45800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126551-026	18534R-436

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	54
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	101.14	101.14	101.14	101.14	101.14	101.14
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	101.14	101.14	101.14	101.14	101.14	101.14
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126553-026	18534R-488

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	51
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	101.14	101.14	101.14	101.14	101.14	101.14
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	101.14	101.14	101.14	101.14	101.14	101.14
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126554-026	18534R-491

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	34
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	101.14	101.14	101.14	101.14	101.14	101.14
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	101.14	101.14	101.14	101.14	101.14	101.14
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126555-026	18535R-437

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	53
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	454.17	454.17	454.17	454.17	454.17	454.17
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	454.17	454.17	454.17	454.17	454.17	454.17
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	66400.00	66400.00	66400.00	66400.00	66400.00	66400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126557-026	18535R-489

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	71
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	454.17	454.17	454.17	454.17	454.17	454.17
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	454.17	454.17	454.17	454.17	454.17	454.17
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	66400.00	66400.00	66400.00	66400.00	66400.00	66400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126558-026	18535R-492

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	454.17	454.17	454.17	454.17	454.17	454.17
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	454.17	454.17	454.17	454.17	454.17	454.17
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	66400.00	66400.00	66400.00	66400.00	66400.00	66400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126560-026	18536R-438

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	807.97	807.97	807.97	807.97	807.97	807.97
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	807.97	807.97	807.97	807.97	807.97	807.97
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	104900.00	104900.00	104900.00	104900.00	104900.00	104900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126563-026	18537R-364

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	69
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	116
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	116

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	247.14	247.14	247.14	247.14	247.14	247.14
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	247.14	247.14	247.14	247.14	247.14	247.14
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	32900.00	32900.00	32900.00	32900.00	32900.00	32900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126564-026	18537R-439

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	244
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	116
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	116

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	247.14	247.14	247.14	247.14	247.14	247.14
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	247.14	247.14	247.14	247.14	247.14	247.14
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	32900.00	32900.00	32900.00	32900.00	32900.00	32900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126565-026	18537R-464

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	116
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	116

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	247.14	247.14	247.14	247.14	247.14	247.14
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	247.14	247.14	247.14	247.14	247.14	247.14
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	32900.00	32900.00	32900.00	32900.00	32900.00	32900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126567-026	18515R-420

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	34
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	99.60	99.60	99.60	99.60	99.60	99.60
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	99.60	99.60	99.60	99.60	99.60	99.60
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	11800.00	11800.00	11800.00	11800.00	11800.00	11800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126568-026	18515R-457

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	99.60	99.60	99.60	99.60	99.60	99.60
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	99.60	99.60	99.60	99.60	99.60	99.60
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	11800.00	11800.00	11800.00	11800.00	11800.00	11800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126571-026	18538R-446

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	227
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	41
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	41
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	132.11	132.11	132.11	132.11	132.11	132.11
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	132.11	132.11	132.11	132.11	132.11	132.11
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17800.00	17800.00	17800.00	17800.00	17800.00	17800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126572-026	18538R-448

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	41
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	41
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	132.11	132.11	132.11	132.11	132.11	132.11
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	132.11	132.11	132.11	132.11	132.11	132.11
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17800.00	17800.00	17800.00	17800.00	17800.00	17800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126573-026	18538R-449

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	80.00	80.00	80.00	80.00	80.00	80.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	80.00	80.00	80.00	80.00	80.00	80.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126576-026	18539R-440

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	54
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	54
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	426.66	426.66	426.66	426.66	426.66	426.66
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	426.66	426.66	426.66	426.66	426.66	426.66
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65200.00	65200.00	65200.00	65200.00	65200.00	65200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126577-026	18539R-465

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	270.00	270.00	270.00	270.00	270.00	270.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	270.00	270.00	270.00	270.00	270.00	270.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126580-026	18540R-441

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	298.68	298.68	298.68	298.68	298.68	298.68
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	298.68	298.68	298.68	298.68	298.68	298.68
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126582-026	18541R-442

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	74
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	177.46	177.46	177.46	177.46	177.46	177.46
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	177.46	177.46	177.46	177.46	177.46	177.46
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	24300.00	24300.00	24300.00	24300.00	24300.00	24300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126583-026	18541R-468

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	177.46	177.46	177.46	177.46	177.46	177.46
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	177.46	177.46	177.46	177.46	177.46	177.46
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	24300.00	24300.00	24300.00	24300.00	24300.00	24300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126585-026	18542R-443

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	61
Res Avg Lot Depth:	134
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	61
C/I Avg Lot Depth:	134

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	207.24	207.24	207.24	207.24	207.24	207.24
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	207.24	207.24	207.24	207.24	207.24	207.24
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	31500.00	31500.00	31500.00	31500.00	31500.00	31500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126587-026	18543 Ptg King Bryan Rose

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	57
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	20.00	20.00	20.00	20.00	20.00	20.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	20.00	20.00	20.00	20.00	20.00	20.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126588-026	18543R-249

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	20.00	20.00	20.00	20.00	20.00	20.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	20.00	20.00	20.00	20.00	20.00	20.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126589-026	18543R-444

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	773
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	49
Res Avg Lot Depth:	129
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	49
C/I Avg Lot Depth:	129

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	167.39	167.39	167.39	167.39	167.39	167.39
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	167.39	167.39	167.39	167.39	167.39	167.39
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126590-026	18543R-470

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	167.39	167.39	167.39	167.39	167.39	167.39
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	167.39	167.39	167.39	167.39	167.39	167.39
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20200.00	20200.00	20200.00	20200.00	20200.00	20200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126595-026	18516R-391

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	50
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	215.35	215.35	215.35	215.35	215.35	215.35
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	215.35	215.35	215.35	215.35	215.35	215.35
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	28700.00	28700.00	28700.00	28700.00	28700.00	28700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126596-026	18516R-393

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	215.35	215.35	215.35	215.35	215.35	215.35
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	215.35	215.35	215.35	215.35	215.35	215.35
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	28700.00	28700.00	28700.00	28700.00	28700.00	28700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126597-026	18516R-421

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	333
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	215.35	215.35	215.35	215.35	215.35	215.35
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	215.35	215.35	215.35	215.35	215.35	215.35
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	28700.00	28700.00	28700.00	28700.00	28700.00	28700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126602-026	18520R-341

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	175.67	175.67	175.67	175.67	175.67	175.67
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	175.67	175.67	175.67	175.67	175.67	175.67
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	23300.00	23300.00	23300.00	23300.00	23300.00	23300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126603-026	18520R-395

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	64
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	175.67	175.67	175.67	175.67	175.67	175.67
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	175.67	175.67	175.67	175.67	175.67	175.67
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	23300.00	23300.00	23300.00	23300.00	23300.00	23300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126604-026	18520R-424

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	328
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	175.67	175.67	175.67	175.67	175.67	175.67
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	175.67	175.67	175.67	175.67	175.67	175.67
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	23300.00	23300.00	23300.00	23300.00	23300.00	23300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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PORTAGE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PORTAGE TOWNSHIP	SOUTH BEND (PORTAGE)	7126606-026	18523R-426

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	72
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	72
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	297.25	297.25	297.25	297.25	297.25	297.25
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	297.25	297.25	297.25	297.25	297.25	297.25
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	52000.00	52000.00	52000.00	52000.00	52000.00	52000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	UNION TOWNSHIP	7127001-027	19103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	16660.00	16660.00	16660.00	16660.00	16660.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11660.00	11660.00	11660.00	11660.00	11660.00	11660.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	UNION TOWNSHIP	7127002-027	19103-371

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	700
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62700.00	62700.00	62700.00	62700.00	62700.00	62700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	LAKEVILLE (UNION)	7127003-028	19103-377

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	19600.00	18130.00	16660.00	19600.00	18130.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11660.00	11660.00	11660.00	11660.00	11660.00	11660.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6700.00	8150.00	7425.00	6700.00	8150.00	7425.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	15900.00	15900.00	15900.00	15900.00	15900.00	15900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	UNION TOWNSHIP	7127004-027	19103-378

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	109
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	109
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	195.00	195.00	195.00	195.00	195.00	195.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	195.00	195.00	195.00	195.00	195.00	195.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	15900.00	15900.00	15900.00	15900.00	15900.00	15900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	UNION TOWNSHIP	7127005-027	19393

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	UNION TOWNSHIP	7127006-027	19493 Commercial Improved 493

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	0.00	18000.00	9000.00	0.00	18000.00	9000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	UNION TOWNSHIP	7127007-027	Commercial Improved 493

Comments:
Land values are 493 not 495 10/18 psc

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	15900.00	15900.00	15900.00	15900.00	15900.00	15900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	LAKEVILLE (UNION)	7127007-028	19493 Commercial Improved 493-028

Comments:
Land values are 493 not 495 10/18 psc

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	15900.00	15900.00	15900.00	15900.00	15900.00	15900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	UNION TOWNSHIP	7127008-027	19505 Residential Vacant

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	38
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	228
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	228

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	451.02	451.02	451.02	451.02	451.02	451.02
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	451.02	451.02	451.02	451.02	451.02	451.02
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62700.00	62700.00	62700.00	62700.00	62700.00	62700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	UNION TOWNSHIP	7127009-027	19505 Residential Improved

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	96
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	138
Res Avg Lot Depth:	234
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	138
C/I Avg Lot Depth:	234

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	411.56	411.56	411.56	411.56	411.56	411.56
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Front Foot	411.56	411.56	411.56	411.56	411.56	411.56
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62700.00	62700.00	62700.00	62700.00	62700.00	62700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	UNION TOWNSHIP	7127011-027	19506-245

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	124
Res Avg Lot Depth:	243
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	124
C/I Avg Lot Depth:	243

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	449.75	449.75	449.75	449.75	449.75	449.75
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	449.75	449.75	449.75	449.75	449.75	449.75
Residential Homesite	All	Square Foot				1.15	1.15	1.15
Residential Homesite	All	Acreage	62700.00	62700.00	62700.00	62700.00	62700.00	62700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	UNION TOWNSHIP	7127012-027	19507

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	83
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	118
Res Avg Lot Depth:	195
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	118
C/I Avg Lot Depth:	195

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	415.17	415.17	415.17	415.17	415.17	415.17
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	415.17	415.17	415.17	415.17	415.17	415.17
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62700.00	62700.00	62700.00	62700.00	62700.00	62700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	UNION TOWNSHIP	7127013-027	19507-Rental

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	118
Res Avg Lot Depth:	195
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	118
C/I Avg Lot Depth:	195

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	415.17	415.17	415.17	415.17	415.17	415.17
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	415.17	415.17	415.17	415.17	415.17	415.17
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62700.00	62700.00	62700.00	62700.00	62700.00	62700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	UNION TOWNSHIP	7127014-027	195103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62700.00	62700.00	62700.00	62700.00	62700.00	62700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	UNION TOWNSHIP	7127015-027	195103-248

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	480
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62700.00	62700.00	62700.00	62700.00	62700.00	62700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	UNION TOWNSHIP	7127019-027	Commercial Vacant 493

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7127432-022	Village Green Mobile Home Park

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	608
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	LAKEVILLE (UNION)	7128001-028	20103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	LAKEVILLE (UNION)	7128002-028	20393 Industrial Improved 393
Comments:			Neighborhood Factor: 1.0000 Total Parcels: 12 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 0 Res Avg Lot Depth: 0 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 0 C/I Avg Lot Depth: 0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	LAKEVILLE (UNION)	7128003-028	20393 Industrial Vacant 393
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 4
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 0
			Res Avg Lot Depth: 0
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 0
			C/I Avg Lot Depth: 0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	LAKEVILLE (UNION)	7128004-028	20403-377

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	22500.00	29000.00	25750.00	22500.00	29000.00	25750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage				6600.00	6600.00	6600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	UNION TOWNSHIP	7128005-027	20493 Commercial Vacant 493
Comments:			Neighborhood Factor: 1.0000 Total Parcels: 0 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 140 Res Avg Lot Depth: 100 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 140 C/I Avg Lot Depth: 100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17500.00	26250.00	21875.00	17500.00	26250.00	21875.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	LAKEVILLE (UNION)	7128005-028	20493 Commercial Vacant

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	140
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17500.00	26250.00	21875.00	17500.00	26250.00	21875.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	LAKEVILLE (UNION)	7128007-028	20493 Commercial Improved 493
Comments:			Neighborhood Factor: 1.0000 Total Parcels: 56 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 140 Res Avg Lot Depth: 100 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 140 C/I Avg Lot Depth: 100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	15900.00	15900.00	15900.00	15900.00	15900.00	15900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	LAKEVILLE (UNION)	7128009-028	20502-Rental

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	82
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	82
C/I Avg Lot Depth:	141

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	372.96	186.48	0.00	372.96	186.48
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	372.96	186.48	0.00	372.96	186.48
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	53900.00	53900.00	53900.00	53900.00	53900.00	53900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	LAKEVILLE (UNION)	7128010-028	20503

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	55
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	111
Res Avg Lot Depth:	189
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	111
C/I Avg Lot Depth:	189

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	372.96	372.96	372.96	372.96	372.96	372.96
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	372.96	372.96	372.96	372.96	372.96	372.96
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	53900.00	53900.00	53900.00	53900.00	53900.00	53900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	LAKEVILLE (UNION)	7128011-028	20504 Residential Improved
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 225
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 82
			Res Avg Lot Depth: 141
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 82
			C/I Avg Lot Depth: 141

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	383.67	383.67	383.67	383.67	383.67	383.67
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	383.67	383.67	383.67	383.67	383.67	383.67
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62700.00	62700.00	62700.00	62700.00	62700.00	62700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	LAKEVILLE (UNION)	7128012-028	20503-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	73
Res Avg Lot Depth:	169
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	73
C/I Avg Lot Depth:	169

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	372.96	372.96	372.96	372.96	372.96	372.96
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	372.96	372.96	372.96	372.96	372.96	372.96
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	53900.00	53900.00	53900.00	53900.00	53900.00	53900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	UNION TOWNSHIP	7128013-027	Residential Vacant-027

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	82
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	82
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	382.03	382.03	382.03	382.03	382.03	382.03
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	382.03	382.03	382.03	382.03	382.03	382.03
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62700.00	62700.00	62700.00	62700.00	62700.00	62700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	LAKEVILLE (UNION)	7128013-028	Residential Vacant-028

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	30
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	82
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	82
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	382.03	382.03	382.03	382.03	382.03	382.03
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	382.03	382.03	382.03	382.03	382.03	382.03
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62700.00	62700.00	62700.00	62700.00	62700.00	62700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129001-029	21103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	350
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	28300.00	28300.00	28300.00	28300.00	28300.00	28300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129002-029	21103-406

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	375.47	375.47	375.47	375.47	375.47	375.47
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	375.47	375.47	375.47	375.47	375.47	375.47
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	28300.00	63200.00	45750.00	28300.00	63200.00	45750.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	23000.00	23000.00	23000.00	23000.00	23000.00	23000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129004-029	21393-029

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	369
Res Avg Lot Depth:	450
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	369
C/I Avg Lot Depth:	450

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	200.00	100.00	0.00	200.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	8150.00	7375.00	6600.00	8150.00	7375.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	200.00	100.00	0.00	200.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	SOUTH BEND-WARREN	7129004-037	21393-037

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	369
Res Avg Lot Depth:	450
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	369
C/I Avg Lot Depth:	450

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	200.00	100.00	0.00	200.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	8150.00	7375.00	6600.00	8150.00	7375.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	200.00	100.00	0.00	200.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129006-029	21403-404

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	172
Res Avg Lot Depth:	270
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	172
C/I Avg Lot Depth:	270

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	200.00	100.00	0.00	200.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	22500.00	29000.00	25750.00	22500.00	29000.00	25750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	17500.00	20800.00	19150.00	17500.00	20800.00	19150.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6900.00	12800.00	9850.00	6900.00	12800.00	9850.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	200.00	100.00	0.00	200.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

OLIVE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
OLIVE TOWNSHIP	OLIVE TOWNSHIP	7129007-017	21494

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	66
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	26250.00	18175.00	10100.00	26250.00	18175.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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UNION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
UNION TOWNSHIP	LAKEVILLE (UNION)	7129007-028	21494

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	66
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	26250.00	18175.00	10100.00	26250.00	18175.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129007-029	21494

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	66
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	26250.00	18175.00	10100.00	26250.00	18175.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129009-029	21494

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	88
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	66
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	313.19	313.19	313.19	313.19	313.19	313.19
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	313.19	313.19	313.19	313.19	313.19	313.19
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	52900.00	52900.00	52900.00	52900.00	52900.00	52900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129013-029	21506

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	50
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	133
Res Avg Lot Depth:	248
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	133
C/I Avg Lot Depth:	248

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	883.64	883.64	883.64	883.64	883.64	883.64
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	883.64	883.64	883.64	883.64	883.64	883.64
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	130900.00	130900.00	130900.00	130900.00	130900.00	130900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129014-029	21507

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	97
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	133
Res Avg Lot Depth:	198
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	133
C/I Avg Lot Depth:	198

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	861.24	861.24	861.24	861.24	861.24	861.24
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	861.24	861.24	861.24	861.24	861.24	861.24
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	130900.00	130900.00	130900.00	130900.00	130900.00	130900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129016-029	RES IMP N20 (21508-98)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	149
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	126
Res Avg Lot Depth:	222
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	126
C/I Avg Lot Depth:	222

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	725.18	725.18	725.18	725.18	725.18	725.18
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	725.18	725.18	725.18	725.18	725.18	725.18
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	104000.00	104000.00	104000.00	104000.00	104000.00	104000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129017-029	21509

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	52
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	99
Res Avg Lot Depth:	154
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	99
C/I Avg Lot Depth:	154

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	560.75	560.75	560.75	560.75	560.75	560.75
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	560.75	560.75	560.75	560.75	560.75	560.75
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	96900.00	96900.00	96900.00	96900.00	96900.00	96900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129018-029	RES IMP S20-N2 (21510)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	344
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	228
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	228

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	380.26	380.26	380.26	380.26	380.26	380.26
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	380.26	380.26	380.26	380.26	380.26	380.26
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	52900.00	52900.00	52900.00	52900.00	52900.00	52900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129019-029	215103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	276
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	143
Res Avg Lot Depth:	272
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	143
C/I Avg Lot Depth:	272

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	400.63	44600.00	22500.32	400.63	44600.00	22500.32
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	400.63	44600.00	22500.32	400.63	44600.00	22500.32
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	63200.00	63200.00	63200.00	63200.00	63200.00	63200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	23000.00	23000.00	23000.00	23000.00	23000.00	23000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129020-029	21511

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	102
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	98
Res Avg Lot Depth:	237
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	98
C/I Avg Lot Depth:	237

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	401.30	401.30	401.30	401.30	401.30	401.30
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	401.30	401.30	401.30	401.30	401.30	401.30
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	52900.00	52900.00	52900.00	52900.00	52900.00	52900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129021-029	21513

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	123
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	192
Res Avg Lot Depth:	171
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	192
C/I Avg Lot Depth:	171

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	475.59	475.59	475.59	475.59	475.59	475.59
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	475.59	475.59	475.59	475.59	475.59	475.59
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	96400.00	96400.00	96400.00	96400.00	96400.00	96400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129022-029	21515

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	123
Res Avg Lot Depth:	201
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	123
C/I Avg Lot Depth:	201

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	350.41	350.41	350.41	350.41	350.41	350.41
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.41	350.41	350.41	350.41	350.41	350.41
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	52900.00	52900.00	52900.00	52900.00	52900.00	52900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129023-029	21516

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	103
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	214
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	214

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	372.63	372.63	372.63	372.63	372.63	372.63
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	372.63	372.63	372.63	372.63	372.63	372.63
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	52900.00	52900.00	52900.00	52900.00	52900.00	52900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129024-029	21518

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	137
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	134
Res Avg Lot Depth:	193
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	134
C/I Avg Lot Depth:	193

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	304.60	304.60	304.60	304.60	304.60	304.60
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	304.60	304.60	304.60	304.60	304.60	304.60
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	47700.00	47700.00	47700.00	47700.00	47700.00	47700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129025-029	21519

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	106
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	119
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	119
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	364.41	364.41	364.41	364.41	364.41	364.41
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	364.41	364.41	364.41	364.41	364.41	364.41
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	63200.00	63200.00	63200.00	63200.00	63200.00	63200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	23000.00	23000.00	23000.00	23000.00	23000.00	23000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129026-029	21519-Rental

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	228
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	228

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	364.41	364.41	364.41	364.41	364.41	364.41
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	364.41	364.41	364.41	364.41	364.41	364.41
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	63200.00	63200.00	63200.00	63200.00	63200.00	63200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	23000.00	23000.00	23000.00	23000.00	23000.00	23000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129027-029	21520

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	396
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	396

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	509.64	509.64	509.64	509.64	509.64	509.64
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	509.64	509.64	509.64	509.64	509.64	509.64
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	63200.00	63200.00	63200.00	63200.00	63200.00	63200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	23000.00	23000.00	23000.00	23000.00	23000.00	23000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129028-029	21521

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	47
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	171
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	171

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	615.08	615.08	615.08	615.08	615.08	615.08
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	615.08	615.08	615.08	615.08	615.08	615.08
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	97500.00	97500.00	97500.00	97500.00	97500.00	97500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	23000.00	23000.00	23000.00	23000.00	23000.00	23000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129029-029	21522

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	112
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	170

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	355.53	355.53	355.53	355.53	355.53	355.53
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	355.53	355.53	355.53	355.53	355.53	355.53
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	63200.00	63200.00	63200.00	63200.00	63200.00	63200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	23000.00	23000.00	23000.00	23000.00	23000.00	23000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129030-029	21523

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	136
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	123
Res Avg Lot Depth:	186
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	123
C/I Avg Lot Depth:	186

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	409.86	409.86	409.86	409.86	409.86	409.86
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	409.86	409.86	409.86	409.86	409.86	409.86
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	63200.00	63200.00	63200.00	63200.00	63200.00	63200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	23000.00	23000.00	23000.00	23000.00	23000.00	23000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129031-029	21524

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	217
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	123
Res Avg Lot Depth:	182
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	123
C/I Avg Lot Depth:	182

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	716.26	716.26	716.26	716.26	716.26	716.26
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	716.26	716.26	716.26	716.26	716.26	716.26
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	116000.00	116000.00	116000.00	116000.00	116000.00	116000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	23000.00	23000.00	23000.00	23000.00	23000.00	23000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129032-029	Berry Knolls Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	43
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	107
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	107
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	580.78	580.78	580.78	580.78	580.78	580.78
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	580.78	580.78	580.78	580.78	580.78	580.78
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	91200.00	91200.00	91200.00	91200.00	91200.00	91200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129033-029	21526

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	55
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	188
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	188

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	428.30	428.30	428.30	428.30	428.30	428.30
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	428.30	428.30	428.30	428.30	428.30	428.30
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	63200.00	63200.00	63200.00	63200.00	63200.00	63200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	23000.00	23000.00	23000.00	23000.00	23000.00	23000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129034-029	21527

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	115
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	115
C/I Avg Lot Depth:	170

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	392.63	392.63	392.63	392.63	392.63	392.63
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	392.63	392.63	392.63	392.63	392.63	392.63
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	63200.00	63200.00	63200.00	63200.00	63200.00	63200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	23000.00	23000.00	23000.00	23000.00	23000.00	23000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129035-029	21528

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	31
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	447.06	447.06	447.06	447.06	447.06	447.06
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	447.06	447.06	447.06	447.06	447.06	447.06
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	63200.00	63200.00	63200.00	63200.00	63200.00	63200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	23000.00	23000.00	23000.00	23000.00	23000.00	23000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129036-029	21529

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	93
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	117
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	117
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	360.31	360.31	360.31	360.31	360.31	360.31
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	360.31	360.31	360.31	360.31	360.31	360.31
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	63200.00	63200.00	63200.00	63200.00	63200.00	63200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	23000.00	23000.00	23000.00	23000.00	23000.00	23000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129037-029	21530

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	78
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	179
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	179

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	358.88	358.88	358.88	358.88	358.88	358.88
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	358.88	358.88	358.88	358.88	358.88	358.88
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	63200.00	63200.00	63200.00	63200.00	63200.00	63200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	23000.00	23000.00	23000.00	23000.00	23000.00	23000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129038-029	Berry Knolls Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	107
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	107
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	580.78	580.78	580.78	580.78	580.78	580.78
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	580.78	580.78	580.78	580.78	580.78	580.78
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	91200.00	91200.00	91200.00	91200.00	91200.00	91200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129039-029	21394

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	9600.00	10700.00	10150.00	9600.00	10700.00	10150.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	3300.00	3300.00	3300.00	3300.00	3300.00	3300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129041-029	WESTWOOD FOREST

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	133
Res Avg Lot Depth:	283
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	133
C/I Avg Lot Depth:	283

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	888.21	888.21	888.21	888.21	888.21	888.21
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	888.21	888.21	888.21	888.21	888.21	888.21
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	130900.00	130900.00	130900.00	130900.00	130900.00	130900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129042-029	HEATHER RIDGE

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	124
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	124
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	349.98	349.98	349.98	349.98	349.98	349.98
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	349.98	349.98	349.98	349.98	349.98	349.98
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	63200.00	63200.00	63200.00	63200.00	63200.00	63200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	23000.00	23000.00	23000.00	23000.00	23000.00	23000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129043-029	LAKEVIEW VILLAS

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	146
Res Avg Lot Depth:	279
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	146
C/I Avg Lot Depth:	279

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	398.79	398.79	398.79	398.79	398.79	398.79
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	398.79	398.79	398.79	398.79	398.79	398.79
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	63200.00	63200.00	63200.00	63200.00	63200.00	63200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	23000.00	23000.00	23000.00	23000.00	23000.00	23000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129044-029	LAKEVIEW VILLAS-409

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	146
Res Avg Lot Depth:	279
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	146
C/I Avg Lot Depth:	279

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	398.79	398.79	398.79	398.79	398.79	398.79
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	398.79	398.79	398.79	398.79	398.79	398.79
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	63200.00	63200.00	63200.00	63200.00	63200.00	63200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	23000.00	23000.00	23000.00	23000.00	23000.00	23000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129045-029	ChainOLakes Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	250.00	1050.00	650.00	250.00	1050.00	650.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	1050.00	650.00	250.00	1050.00	650.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	77400.00	77400.00	77400.00	77400.00	77400.00	77400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129046-029	ChainOLakes VAC

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	297
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	111
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	111

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	372.17	372.17	372.17	372.17	372.17	372.17
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	372.17	372.17	372.17	372.17	372.17	372.17
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	77400.00	77400.00	77400.00	77400.00	77400.00	77400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129047-029	NAT GATE FOX RUN AUG LAKE IMP
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 485
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 96
			Res Avg Lot Depth: 155
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 96
			C/I Avg Lot Depth: 155

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	298.21	298.21	298.21	298.21	298.21	298.21
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	298.21	298.21	298.21	298.21	298.21	298.21
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48500.00	48500.00	48500.00	48500.00	48500.00	48500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129048-029	HERITAGE POINTE

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	129
Res Avg Lot Depth:	202
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	129
C/I Avg Lot Depth:	202

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	475.97	475.97	475.97	475.97	475.97	475.97
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	475.97	475.97	475.97	475.97	475.97	475.97
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	72100.00	72100.00	72100.00	72100.00	72100.00	72100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129049-029	HERITAGE POINTE-406

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	129
Res Avg Lot Depth:	202
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	129
C/I Avg Lot Depth:	202

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	475.97	475.97	475.97	475.97	475.97	475.97
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	475.97	475.97	475.97	475.97	475.97	475.97
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	72100.00	72100.00	72100.00	72100.00	72100.00	72100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129050-029	INVERNESS WOODS

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	97
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	97
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	632.99	632.99	632.99	632.99	632.99	632.99
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	632.99	632.99	632.99	632.99	632.99	632.99
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	104000.00	104000.00	104000.00	104000.00	104000.00	104000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129051-029	TERRI VERDI HILLS- RES VAC

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	97
Res Avg Lot Depth:	146
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	97
C/I Avg Lot Depth:	146

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	300.00	1050.00	675.00	300.00	1050.00	675.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	1050.00	675.00	300.00	1050.00	675.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65100.00	65100.00	65100.00	65100.00	65100.00	65100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129052-029	BOULDER BAY

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	143
Res Avg Lot Depth:	287
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	143
C/I Avg Lot Depth:	287

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1203.19	1203.19	1203.19	1203.19	1203.19	1203.19
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1203.19	1203.19	1203.19	1203.19	1203.19	1203.19
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	184800.00	184800.00	184800.00	184800.00	184800.00	184800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129060-029	Inverness Woods- Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	104000.00	104000.00	104000.00	104000.00	104000.00	104000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129061-029	TERRI VERDI HILLS-RES IMP

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	93
Res Avg Lot Depth:	146
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	93
C/I Avg Lot Depth:	146

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	400.92	400.92	400.92	400.92	400.92	400.92
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.92	400.92	400.92	400.92	400.92	400.92
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	65100.00	65100.00	65100.00	65100.00	65100.00	65100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129064-029	21507-Residential Vacant

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	133
Res Avg Lot Depth:	198
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	133
C/I Avg Lot Depth:	198

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	861.24	861.24	861.24	861.24	861.24	861.24
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	861.24	861.24	861.24	861.24	861.24	861.24
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	130900.00	130900.00	130900.00	130900.00	130900.00	130900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129067-029	21509-Residential Vacant

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	99
Res Avg Lot Depth:	154
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	99
C/I Avg Lot Depth:	154

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	560.75	560.75	560.75	560.75	560.75	560.75
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	560.75	560.75	560.75	560.75	560.75	560.75
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	96900.00	96900.00	96900.00	96900.00	96900.00	96900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129068-029	Residential Vacant S20- N2
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 141
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 120
			Res Avg Lot Depth: 228
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 120
			C/I Avg Lot Depth: 228

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	380.26	380.26	380.26	380.26	380.26	380.26
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	380.26	380.26	380.26	380.26	380.26	380.26
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	52900.00	52900.00	52900.00	52900.00	52900.00	52900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129069-029	Residential Vacant N20

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	30
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	126
Res Avg Lot Depth:	222
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	126
C/I Avg Lot Depth:	222

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	725.18	725.18	725.18	725.18	725.18	725.18
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	725.18	725.18	725.18	725.18	725.18	725.18
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	104000.00	104000.00	104000.00	104000.00	104000.00	104000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129071-029	21513-Residential Vacant

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	192
Res Avg Lot Depth:	171
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	192
C/I Avg Lot Depth:	171

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	475.59	475.59	475.59	475.59	475.59	475.59
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	475.59	475.59	475.59	475.59	475.59	475.59
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	96400.00	96400.00	96400.00	96400.00	96400.00	96400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129073-029	21516-Residential Vacant

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	214
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	214

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	365.40	365.40	365.40	365.40	365.40	365.40
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	365.40	365.40	365.40	365.40	365.40	365.40
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	52900.00	52900.00	52900.00	52900.00	52900.00	52900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129080-029	21524-Residential Vacant

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	123
Res Avg Lot Depth:	182
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	123
C/I Avg Lot Depth:	182

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	746.10	746.10	746.10	746.10	746.10	746.10
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	746.10	746.10	746.10	746.10	746.10	746.10
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	116000.00	116000.00	116000.00	116000.00	116000.00	116000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	23000.00	23000.00	23000.00	23000.00	23000.00	23000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129081-029	Residential Vacant S2

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	91
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	117
Res Avg Lot Depth:	186
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	117
C/I Avg Lot Depth:	186

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	401.12	401.12	401.12	401.12	401.12	401.12
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	401.12	401.12	401.12	401.12	401.12	401.12
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	63200.00	63200.00	63200.00	63200.00	63200.00	63200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	23000.00	23000.00	23000.00	23000.00	23000.00	23000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129086-029	21529-Residential Vacant

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	117
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	117
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	360.31	360.31	360.31	360.31	360.31	360.31
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	360.31	360.31	360.31	360.31	360.31	360.31
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	63200.00	63200.00	63200.00	63200.00	63200.00	63200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	23000.00	23000.00	23000.00	23000.00	23000.00	23000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129091-029	Westwood Forest Vacant Land

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	133
Res Avg Lot Depth:	283
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	133
C/I Avg Lot Depth:	283

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	888.21	888.21	888.21	888.21	888.21	888.21
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	888.21	888.21	888.21	888.21	888.21	888.21
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	130900.00	130900.00	130900.00	130900.00	130900.00	130900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

WARREN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WARREN TOWNSHIP	WARREN TOWNSHIP	7129097-029	NAT GATE FOX RUN AUG LAKE VAC
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 90
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 96
			Res Avg Lot Depth: 155
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 96
			C/I Avg Lot Depth: 155

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	250.00	1050.00	650.00	250.00	1050.00	650.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	1050.00	650.00	250.00	1050.00	650.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	48500.00	48500.00	48500.00	48500.00	48500.00	48500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129400-005	Commercial Vacant Land 491
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 27
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 100
			Res Avg Lot Depth: 140
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 100
			C/I Avg Lot Depth: 140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	270000.00	270000.00	270000.00	270000.00	270000.00	270000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	200000.00	200000.00	200000.00	200000.00	200000.00	200000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	50000.00	130000.00	90000.00	50000.00	130000.00	90000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129403-005	40+ Family Apartments Invest.
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 3
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 0
			Res Avg Lot Depth: 0
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 0
			C/I Avg Lot Depth: 0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	210000.00	210000.00	210000.00	210000.00	210000.00	210000.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	210000.00	210000.00	210000.00	210000.00	210000.00	210000.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129404-005	40+ Family Apartment Invest-005
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 1
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 100
			Res Avg Lot Depth: 140
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 100
			C/I Avg Lot Depth: 140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	46900.00	46900.00	46900.00	46900.00	46900.00	46900.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	37300.00	37300.00	37300.00	37300.00	37300.00	37300.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129405-005	Medical Clinic Investment

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	180000.00	200000.00	190000.00	180000.00	200000.00	190000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	120000.00	130000.00	125000.00	120000.00	130000.00	125000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	52500.00	60000.00	56250.00	52500.00	60000.00	56250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129406-005	Medical Offices Non-Investment

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	105000.00	200000.00	152500.00	105000.00	200000.00	152500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	130000.00	90000.00	50000.00	130000.00	90000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129410-005	29491

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	1000.00	500.00	0.00	1000.00	500.00
Comm & Ind Primary	All	Square Foot	0.00	255000.00	127500.00	0.00	255000.00	127500.00
Comm & Ind Primary	All	Acreage	255000.00	270000.00	262500.00	255000.00	270000.00	262500.00
Comm & Ind Secondary	All	Square Foot	0.00	175000.00	87500.00	0.00	175000.00	87500.00
Comm & Ind Secondary	All	Acreage	175000.00	200000.00	187500.00	175000.00	200000.00	187500.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.00	105000.00	52500.00	0.00	105000.00	52500.00
Comm & Ind Udeveloped Usable	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Udeveloped Unusable	All	Square Foot		105000.00			105000.00	
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	1000.00	500.00	0.00	1000.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129427-005	Department Stores 491

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	270000.00	270000.00	270000.00	270000.00	270000.00	270000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	200000.00	200000.00	200000.00	200000.00	200000.00	200000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129430-005	Investment Restaurant

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	43
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	270000.00	270000.00	270000.00	270000.00	270000.00	270000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	200000.00	200000.00	200000.00	200000.00	200000.00	200000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129431-005	Restaurants

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	270000.00	270000.00	270000.00	270000.00	270000.00	270000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	200000.00	200000.00	200000.00	200000.00	200000.00	200000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129432-005	Willow Club

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	81
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129441-005	Funeral Home Investment

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	270000.00	270000.00	270000.00	270000.00	270000.00	270000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	200000.00	200000.00	200000.00	200000.00	200000.00	200000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129444-005	Banks Investment

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
Comm & Ind Primary	All	Square Foot	6.20	6.20	6.20	6.20	6.20	6.20
Comm & Ind Primary	All	Acreage	270000.00	270000.00	270000.00	270000.00	270000.00	270000.00
Comm & Ind Secondary	All	Square Foot	4.59	4.59	4.59	4.59	4.59	4.59
Comm & Ind Secondary	All	Acreage	200000.00	200000.00	200000.00	200000.00	200000.00	200000.00
Comm & Ind Udeveloped Usable	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Udeveloped Usable	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Udeveloped Unusable	All	Square Foot		2.98			2.98	
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129445-005	29493-Comm

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	138
Res Avg Lot Depth:	216
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	138
C/I Avg Lot Depth:	216

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot	1.38	1.38	1.38	1.38	1.38	1.38
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot		0.41			0.41	
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129447-005	Office Building Investment

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	270000.00	270000.00	270000.00	270000.00	270000.00	270000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	200000.00	200000.00	200000.00	200000.00	200000.00	200000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	SOUTH BEND-CLAY	7129450-004	Convenience market w/gas Inves-004

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	1
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	53
	Res Avg Lot Depth:	150
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	53
	C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129450-005	Convenience market w/gas Inves

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129452-005	Service Station Investment-005
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 3
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 100
			Res Avg Lot Depth: 140
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 100
			C/I Avg Lot Depth: 140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	1000.00	500.00	0.00	1000.00	500.00
Comm & Ind Primary	All	Square Foot	255000.00	255000.00	255000.00	255000.00	255000.00	255000.00
Comm & Ind Primary	All	Acreage	255000.00	270000.00	262500.00	255000.00	270000.00	262500.00
Comm & Ind Secondary	All	Square Foot	175000.00	175000.00	175000.00	175000.00	175000.00	175000.00
Comm & Ind Secondary	All	Acreage	175000.00	200000.00	187500.00	175000.00	200000.00	187500.00
Comm & Ind Udeveloped Usable	All	Square Foot	105000.00	105000.00	105000.00	105000.00	105000.00	105000.00
Comm & Ind Udeveloped Usable	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Udeveloped Unusable	All	Square Foot	1500.00	105000.00	1500.00	1500.00	105000.00	1500.00
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	1000.00	500.00	0.00	1000.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129454-005	Auto Sales & Service Invest
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 7
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 100
			Res Avg Lot Depth: 140
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 100
			C/I Avg Lot Depth: 140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	270000.00	270000.00	270000.00	270000.00	270000.00	270000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	200000.00	200000.00	200000.00	200000.00	200000.00	200000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129455-005	Investment Commercial Garage
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 4
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 100
			Res Avg Lot Depth: 140
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 100
			C/I Avg Lot Depth: 140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Acreage	200000.00	200000.00	200000.00	200000.00	200000.00	200000.00
Comm & Ind Secondary	All	Square Foot	0.00	175000.00	87500.00	0.00	175000.00	87500.00
Comm & Ind Secondary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.00	105000.00	52500.00	0.00	105000.00	52500.00
Comm & Ind Udeveloped Usable	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Unusable	All	Square Foot		105000.00			105000.00	
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129458-005	Parking Lot or Other Structure-005

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	19
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	100
	Res Avg Lot Depth:	140
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	100
	C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	270000.00	270000.00	270000.00	270000.00	270000.00	270000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	100.00	210000.00	105050.00	100.00	210000.00	105050.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129467-005	Specialty Property Non-Invest

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129481-005	Comm. Mini Warehouse Invest.

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	255000.00	270000.00	262500.00	255000.00	270000.00	262500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	175000.00	200000.00	187500.00	175000.00	200000.00	187500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129482-005	29493

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

CLAY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CLAY TOWNSHIP	MISHAWAKA-CLAY	7129550-005	North Douglas Condo's , Ivy Q
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 33
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 0
			Res Avg Lot Depth: 0
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 0
			C/I Avg Lot Depth: 0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	26250.00	26250.00	26250.00	26250.00	26250.00	26250.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	148200.00	148200.00	148200.00	148200.00	148200.00	148200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	208600.00	208600.00	208600.00	208600.00	208600.00	208600.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	116400.00	116400.00	116400.00	116400.00	116400.00	116400.00
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	OSCEOLA (PENN)	7130001-030	15392

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	44500.00	44500.00	44500.00	44500.00	44500.00	44500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	19600.00	28900.00	24250.00	19600.00	28900.00	24250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	16660.00	17700.00	17180.00	16660.00	17700.00	17180.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10700.00	13720.00	12210.00	10700.00	13720.00	12210.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	44500.00	44500.00	44500.00	44500.00	44500.00	44500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage				17200.00		17200.00
Residential Rural Excess	Excellent	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage				3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				11000.00	11000.00	11000.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				11000.00	11000.00	11000.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	OSCEOLA (PENN)	7130002-030	15493 C200

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	77
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	588
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	588

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	100000.00	50100.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	100000.00	50100.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage				17200.00		17200.00
Residential Rural Excess	Excellent	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage				3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	OSCEOLA (PENN)	7130004-030	15494 C100-030

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	60
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	102
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	102

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	200.00	100.00	0.00	200.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	12500.00	11300.00	10100.00	12500.00	11300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	200.00	100.00	0.00	200.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7130004-031	15494 C100-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	102
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	102

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	200.00	100.00	0.00	200.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	12500.00	11300.00	10100.00	12500.00	11300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	200.00	100.00	0.00	200.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	OSCEOLA (PENN)	7130007-030	155103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	1500.00	750.00	0.00	1500.00	750.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage				19600.00	28900.00	24250.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage				16660.00	17700.00	17180.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage				10700.00	13720.00	12210.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage				1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	1500.00	750.00	0.00	1500.00	750.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5200.00	5200.00	5200.00	5200.00	5200.00	5200.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	2710.00	2710.00	2710.00	2710.00	2710.00	2710.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	OSCEOLA (PENN)	7130009-030	15544

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	159
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	94
Res Avg Lot Depth:	143
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	94
C/I Avg Lot Depth:	143

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	664.33	332.17	0.00	664.33	332.17
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	664.33	332.17	0.00	664.33	332.17
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	97500.00	97500.00	97500.00	97500.00	97500.00	97500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	OSCEOLA (PENN)	7130010-030	15545

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	682
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	83
	Res Avg Lot Depth:	166
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	83
	C/I Avg Lot Depth:	166

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	490.53	245.27	0.00	490.53	245.27
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage				105000.00	130000.00	117500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage				60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage				18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage				1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	490.53	245.27	0.00	490.53	245.27
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	67500.00	67500.00	67500.00	67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7130012-023	15394

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	725.00	362.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	11660.00	130000.00	70830.00	11660.00	130000.00	70830.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	725.00	362.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				67500.00	67500.00	67500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage				17200.00		17200.00
Residential Rural Excess	Excellent	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage				3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				50000.00	50000.00	50000.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	OSCEOLA (PENN)	7130013-030	15393

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	400.00	400.00	400.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	16660.00	16660.00	16660.00	16660.00	16660.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage				16600.00	17700.00	17150.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage				10700.00	13720.00	12210.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage				1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				150000.00	150000.00	150000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage				17200.00		17200.00
Residential Rural Excess	Excellent	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage				3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	MISHAWAKA-HARRIS	7130510-036	Toscana Park

Comments:
CLVC

Neighborhood Factor:	1.0000
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	73
Res Avg Lot Depth:	176
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	73
C/I Avg Lot Depth:	176

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1434.60	1434.60	1434.60	1434.60	1434.60	1434.60
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1434.60	1434.60	1434.60	1434.60	1434.60	1434.60
Residential Homesite	All	Square Foot	800.00	800.00	800.00	800.00	800.00	800.00
Residential Homesite	All	Acreage				97500.00	97500.00	97500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	5200.00	4450.00
Residential Rural Homesite	Excellent	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage				17200.00		17200.00
Residential Rural Excess	Excellent	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage				3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131001-031	14103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	556.91	278.46
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	556.91	278.46
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				96300.00	96300.00	96300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7131002-022	141103-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	43
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	175
Res Avg Lot Depth:	71
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	175
C/I Avg Lot Depth:	71

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	16660.00	16660.00	16660.00	16660.00	16660.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	18900.00	23000.00	20950.00	18900.00	23000.00	20950.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7131002-023	141103-023

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	175
Res Avg Lot Depth:	71
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	175
C/I Avg Lot Depth:	71

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	16660.00	16660.00	16660.00	16660.00	16660.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	18900.00	23000.00	20950.00	18900.00	23000.00	20950.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131002-031	141103-031

Comments:
09-20-2023 Per Exceptions list corrected Res Excess to 3700 per ProVal MLK

Neighborhood Factor:	1.0000
Total Parcels:	546
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	175
Res Avg Lot Depth:	71
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	175
C/I Avg Lot Depth:	71

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot				111.00	504.96	307.98
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	16660.00	16660.00	16660.00	16660.00	16660.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot				111.00	504.96	307.98
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	18900.00	23000.00	20950.00	18900.00	23000.00	20950.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131002-031	141103-031

Comments:
09-20-2023 Per Exceptions list corrected Res Excess to 3700 per ProVal MLK

Neighborhood Factor:	1.0000
Total Parcels:	546
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	175
Res Avg Lot Depth:	71
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	175
C/I Avg Lot Depth:	71

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot				111.00	504.96	307.98
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	16660.00	16660.00	16660.00	16660.00	16660.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot				111.00	504.96	307.98
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	18900.00	23000.00	20950.00	18900.00	23000.00	20950.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	MISHAWAKA-HARRIS	7131002-036	141103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	175
Res Avg Lot Depth:	71
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	175
C/I Avg Lot Depth:	71

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	16660.00	16660.00	16660.00	16660.00	16660.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	18900.00	23000.00	20950.00	18900.00	23000.00	20950.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7131004-022	14392-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	134
Res Avg Lot Depth:	182
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	134
C/I Avg Lot Depth:	182

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	275.00	137.50	0.00	275.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	23800.00	28900.00	26350.00	23800.00	28900.00	26350.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	13720.00	17700.00	15710.00	13720.00	17700.00	15710.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9600.00	11660.00	10630.00	9600.00	11660.00	10630.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	275.00	137.50	0.00	275.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131004-031	14392-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	134
Res Avg Lot Depth:	182
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	134
C/I Avg Lot Depth:	182

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	275.00	137.50	0.00	275.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	23800.00	28900.00	26350.00	23800.00	28900.00	26350.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	13720.00	17700.00	15710.00	13720.00	17700.00	15710.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	9600.00	11660.00	10630.00	9600.00	11660.00	10630.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	275.00	137.50	0.00	275.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				17200.00	101500.00	59350.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage				17200.00		17200.00
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7131005-022	14392-332-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	134
Res Avg Lot Depth:	182
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	134
C/I Avg Lot Depth:	182

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	275.00	137.50	0.00	275.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	23800.00	28900.00	26350.00	23800.00	28900.00	26350.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	16660.00	17700.00	17180.00	16660.00	17700.00	17180.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	275.00	137.50	0.00	275.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131005-031	14392-332-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	83
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	134
Res Avg Lot Depth:	182
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	134
C/I Avg Lot Depth:	182

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	275.00	137.50	0.00	275.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	23800.00	28900.00	26350.00	23800.00	28900.00	26350.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	16660.00	17700.00	17180.00	16660.00	17700.00	17180.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	275.00	137.50	0.00	275.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				18900.00	23000.00	20950.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage				17200.00		17200.00
Residential Rural Excess	Excellent	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage				3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7131006-022	14392-417-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	134
Res Avg Lot Depth:	182
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	134
C/I Avg Lot Depth:	182

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	275.00	137.50	0.00	275.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	23800.00	28900.00	26350.00	23800.00	28900.00	26350.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	16660.00	17700.00	17180.00	16660.00	17700.00	17180.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	11660.00	13720.00	12690.00	11660.00	13720.00	12690.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	275.00	137.50	0.00	275.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131006-031	14392-417-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	50
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	134
Res Avg Lot Depth:	182
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	134
C/I Avg Lot Depth:	182

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	275.00	137.50	0.00	275.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	23800.00	28900.00	26350.00	23800.00	28900.00	26350.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	16660.00	17700.00	17180.00	16660.00	17700.00	17180.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	11660.00	13720.00	12690.00	11660.00	13720.00	12690.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	275.00	137.50	0.00	275.00	137.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				17200.00	17200.00	17200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage				17200.00		17200.00
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7131007-023	14392-419-023

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	134
Res Avg Lot Depth:	182
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	134
C/I Avg Lot Depth:	182

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	250.00	125.00	0.00	250.00	125.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	23800.00	28900.00	26350.00	23800.00	28900.00	26350.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	16660.00	17700.00	17180.00	16660.00	17700.00	17180.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	250.00	125.00	0.00	250.00	125.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131007-031	14392-419-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	31
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	134
Res Avg Lot Depth:	182
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	134
C/I Avg Lot Depth:	182

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	250.00	125.00	0.00	250.00	125.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	23800.00	28900.00	26350.00	23800.00	28900.00	26350.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	16660.00	17700.00	17180.00	16660.00	17700.00	17180.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10700.00	11660.00	11180.00	10700.00	11660.00	11180.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	250.00	125.00	0.00	250.00	125.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				500.00	500.00	500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage				17200.00		17200.00
Residential Rural Excess	Excellent	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage				3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131008-031	14393

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	200.00	100.00	0.00	200.00	100.00
Comm & Ind Primary	All	Square Foot	16660.00	16660.00	16660.00	0.66	0.66	0.66
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot	11660.00	11660.00	11660.00	0.41	1.41	0.41
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot	8150.00	8150.00	8150.00	0.25	0.25	0.25
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Udeveloped Unusable	All	Square Foot		8150.00		0.03	0.25	0.03
Comm & Ind Udeveloped Unusable	All	Acreage				1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	200.00	100.00	0.00	200.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				500.00	500.00	500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage				17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage				17200.00		17200.00
Residential Rural Excess	Excellent	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage				3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage				3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131009-031	14393-334

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Comm & Ind Primary	All	Square Foot	16660.00	19600.00	18130.00	16660.00	19600.00	18130.00
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot	11660.00	13720.00	12690.00	11660.00	13720.00	12690.00
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot	6700.00	8150.00	7425.00	6700.00	8150.00	7425.00
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot		8150.00			8150.00	
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131010-031	14393-417

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	17000.00	16830.00	16660.00	17000.00	16830.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	0.00	11660.00	5830.00	0.00	11660.00	5830.00
Comm & Ind Udeveloped Usable	All	Square Foot	6700.00	8150.00	7425.00	6700.00	8150.00	7425.00
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Udeveloped Unusable	All	Square Foot		8150.00			8150.00	
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7131011-022	14393-419-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	140000.00	140000.00	140000.00	140000.00	140000.00	140000.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	16660.00	16660.00	16660.00	16660.00	16660.00
Comm & Ind Secondary	All	Square Foot	11660.00	11660.00	11660.00	11660.00	11660.00	11660.00
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8200.00	8200.00	8200.00	8200.00	8200.00	8200.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	140000.00	140000.00	140000.00	140000.00	140000.00	140000.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131011-031	14393-419-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	140000.00	140000.00	140000.00	140000.00	140000.00	140000.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	16660.00	16660.00	16660.00	16660.00	16660.00	16660.00
Comm & Ind Secondary	All	Square Foot	11660.00	11660.00	11660.00	11660.00	11660.00	11660.00
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8200.00	8200.00	8200.00	8200.00	8200.00	8200.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	140000.00	140000.00	140000.00	140000.00	140000.00	140000.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131012-031	14491

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	255000.00	270000.00	262500.00	255000.00	270000.00	262500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	175000.00	200000.00	187500.00	175000.00	200000.00	187500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131013-031	14493-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	600.00	300.00	0.00	600.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	75000.00	62500.00	50000.00	75000.00	62500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	600.00	300.00	0.00	600.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	SOUTH BEND-PENN	7131013-033	14493-033

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	600.00	300.00	0.00	600.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	50000.00	75000.00	62500.00	50000.00	75000.00	62500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	600.00	300.00	0.00	600.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7131014-022	14493-360-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	350.00	525000.00	262675.00	350.00	525000.00	262675.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	525000.00	262675.00	350.00	525000.00	262675.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	500.00	500.00	500.00	500.00	500.00	500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7131014-023	14493-360-023

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	350.00	525000.00	262675.00	350.00	525000.00	262675.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	525000.00	262675.00	350.00	525000.00	262675.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	500.00	500.00	500.00	500.00	500.00	500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131014-031	14493-360-031

Comments:
09-21-2023 Per Exceptions add Secondary per ProVal MLK

Neighborhood Factor:	1.0000
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	350.00	525000.00	262675.00	350.00	525000.00	262675.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	525000.00	262675.00	350.00	525000.00	262675.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	500.00	500.00	500.00	500.00	500.00	500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7131015-022	14493-362-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131015-031	14493-362-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7131016-022	14493-417-022

Comments:
09-26-2023 Per Exceptions adde Res Excess per ProVal MLK

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17500.00	26250.00	21875.00	17500.00	26250.00	21875.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131016-031	14493-417-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	28
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	17500.00	26250.00	21875.00	17500.00	26250.00	21875.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131017-031	14493-419-031

Comments:
09-21-2023 Per Exceptions added Secondary per ProVal MLK

Neighborhood Factor:	1.0000
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	SOUTH BEND-PENN	7131017-033	14493-419-033

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	26250.00	22125.00	18000.00	26250.00	22125.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	500.00	250.00	0.00	500.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	OSCEOLA (PENN)	7131018-030	14494-030

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	115
Res Avg Lot Depth:	222
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	115
C/I Avg Lot Depth:	222

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	300.00	150.00	0.00	300.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	7500.00	17500.00	12500.00	7500.00	17500.00	12500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	300.00	150.00	0.00	300.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131018-031	14494-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	115
Res Avg Lot Depth:	222
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	115
C/I Avg Lot Depth:	222

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	300.00	150.00	0.00	300.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	7500.00	17500.00	12500.00	7500.00	17500.00	12500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	300.00	150.00	0.00	300.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131019-031	14494-365

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	115
Res Avg Lot Depth:	222
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	115
C/I Avg Lot Depth:	222

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	300.00	150.00	0.00	300.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	7500.00	12500.00	10000.00	7500.00	12500.00	10000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	300.00	150.00	0.00	300.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131020-031	14494-367

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	115
Res Avg Lot Depth:	222
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	115
C/I Avg Lot Depth:	222

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	200.00	100.00	0.00	200.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	200.00	100.00	0.00	200.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				96400.00	96400.00	96400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7131021-022	14494-417-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	115
Res Avg Lot Depth:	222
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	115
C/I Avg Lot Depth:	222

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	300.00	150.00	0.00	300.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	7500.00	17500.00	12500.00	7500.00	17500.00	12500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	300.00	150.00	0.00	300.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131021-031	14494-417-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	115
Res Avg Lot Depth:	222
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	115
C/I Avg Lot Depth:	222

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	300.00	150.00	0.00	300.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	7500.00	17500.00	12500.00	7500.00	17500.00	12500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	300.00	150.00	0.00	300.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131022-031	14494-419

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	115
Res Avg Lot Depth:	222
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	115
C/I Avg Lot Depth:	222

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	275000.00	137600.00	200.00	275000.00	137600.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	60000.00	90000.00	75000.00	60000.00	90000.00	75000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18000.00	37500.00	27750.00	18000.00	37500.00	27750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	7500.00	12500.00	10000.00	7500.00	12500.00	10000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	200.00	275000.00	137600.00	200.00	275000.00	137600.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131023-031	14501

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	31
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	107
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	107
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	293.00	2000.00	1146.50	293.00	2000.00	1146.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	293.00	2000.00	1146.50	293.00	2000.00	1146.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	131700.00	131700.00	131700.00	131700.00	131700.00	131700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131025-031	14502

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	302
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	113
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	113
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	786.05	503.03	220.00	786.05	503.03
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	127500.00	127500.00	127500.00	127500.00	127500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	786.05	503.03	220.00	786.05	503.03
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	131700.00	131700.00	131700.00	131700.00	131700.00	131700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	220.00	0.00	0.00	220.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	220.00	0.00	0.00	220.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131026-031	14504

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	222
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	98
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	98
C/I Avg Lot Depth:	153

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	23000.00	11562.50	125.00	23000.00	11562.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	125.00	23000.00	11562.50	125.00	125.00	125.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	146200.00	146200.00	146200.00	146200.00	146200.00	146200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Good	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Average	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Fair	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Poor	Acreage	19800.00		19800.00	19800.00		19800.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131027-031	14505

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	132
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	134
Res Avg Lot Depth:	222
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	134
C/I Avg Lot Depth:	222

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	239.00	457.81	348.41	239.00	457.81	348.41
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	239.00	457.81	348.41	239.00	457.81	348.41
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17200.00	70100.00	43650.00	17200.00	70100.00	43650.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131028-031	14506

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	165
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	109
Res Avg Lot Depth:	195
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	109
C/I Avg Lot Depth:	195

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	157.00	607.91	382.46	157.00	607.91	382.46
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	157.00	607.91	382.46	157.00	607.91	382.46
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	90600.00	90600.00	90600.00	90600.00	90600.00	90600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131029-031	14506A

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	34
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	222.00	222.00	222.00	222.00	222.00	222.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	222.00	222.00	222.00	222.00	222.00	222.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131030-031	14507

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	316
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	111
Res Avg Lot Depth:	164
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	111
C/I Avg Lot Depth:	164

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	608.32	304.16	0.00	608.32	304.16
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	608.32	304.16	0.00	608.32	304.16
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	112100.00	112100.00	112100.00	112100.00	112100.00	112100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Good	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Average	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Fair	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Poor	Acreage	19800.00		19800.00	19800.00		19800.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131032-031	14509

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	98
Res Avg Lot Depth:	154
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	98
C/I Avg Lot Depth:	154

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	159.00	159.00	159.00	159.00	159.00	159.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	159.00	159.00	159.00	159.00	159.00	159.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131033-031	14509-272

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	396
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	113
Res Avg Lot Depth:	161
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	113
C/I Avg Lot Depth:	161

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	159.00	702.55	430.78	159.00	702.55	430.78
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	159.00	702.55	430.78	159.00	702.55	430.78
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	23000.00	110100.00	66550.00	23000.00	110100.00	66550.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131035-031	14510

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	105
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	105
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	139.00	139.00	139.00	139.00	139.00	139.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	139.00	139.00	139.00	139.00	139.00	139.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7131037-022	145103-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	21
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	306
Res Avg Lot Depth:	202
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	306
C/I Avg Lot Depth:	202

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	300.00	313.73	306.87	300.00	313.73	306.87
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	313.73	306.87	300.00	313.73	306.87
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17200.00	67600.00	42400.00	17200.00	67600.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9600.00	9600.00	9600.00	9600.00	9600.00	9600.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131037-031	145103-031

Comments:
09-21-2023 Per Exceptions added Secondary per ProVal MLK

Neighborhood Factor:	1.0000
Total Parcels:	670
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	306
Res Avg Lot Depth:	202
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	306
C/I Avg Lot Depth:	202

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	300.00	313.73	306.87	300.00	313.73	306.87
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	313.73	306.87	300.00	313.73	306.87
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17200.00	67600.00	42400.00	17200.00	67600.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9600.00	9600.00	9600.00	9600.00	9600.00	9600.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7131038-022	145103-264-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	33
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	300
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	300

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	2200.00	5200.00	3700.00	2200.00	5200.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131038-031	145103-264-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	213
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	300
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	300

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	2200.00	5200.00	3700.00	2200.00	5200.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131039-031	145104

Comments:
9-20-2023 Per Exeption List Res Excess Rate corrected to 3700 per ProVal

Neighborhood Factor:	1.0000
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20320.00	23000.00	21660.00	20320.00	23000.00	21660.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131040-031	14510A

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	244
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	88
Res Avg Lot Depth:	216
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	88
C/I Avg Lot Depth:	216

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	522.50	361.25	200.00	522.50	361.25
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	522.50	361.25	200.00	522.50	361.25
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	64800.00	64800.00	64800.00	64800.00	64800.00	64800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7131041-022	14516-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	123
Res Avg Lot Depth:	350
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	123
C/I Avg Lot Depth:	350

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	93.00	93.00	93.00	93.00	93.00	93.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	93.00	93.00	93.00	93.00	93.00	93.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131041-031	14516-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	50
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	123
Res Avg Lot Depth:	350
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	123
C/I Avg Lot Depth:	350

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	93.00	93.00	93.00	93.00	93.00	93.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage				23800.00	28900.00	26350.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage				16660.00	17700.00	17180.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage				11660.00	13720.00	12690.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage				1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	93.00	93.00	93.00	93.00	93.00	93.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				17200.00	67600.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				9600.00	9600.00	9600.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131042-031	14517

Comments:
09-21-2023 Per Exceptions added Res Excess per ProVal MLK

Neighborhood Factor:	1.0000
Total Parcels:	39
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	181
Res Avg Lot Depth:	147
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	181
C/I Avg Lot Depth:	147

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	120.00	120.00	120.00	120.00	120.00	120.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	120.00	120.00	120.00	120.00	120.00	120.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				17200.00	67600.00	42400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131043-031	14518

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	158
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	167
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	167

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	666.49	666.49	666.49	666.49	666.49	666.49
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	666.49	666.49	666.49	666.49	666.49	666.49
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	114200.00	114200.00	114200.00	114200.00	114200.00	114200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131044-031	14519

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	151
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	116
Res Avg Lot Depth:	187
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	116
C/I Avg Lot Depth:	187

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	463.47	463.47	463.47	463.47	463.47	463.47
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	463.47	463.47	463.47	463.47	463.47	463.47
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	77600.00	77600.00	77600.00	77600.00	77600.00	77600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131045-031	14522

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	349
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	151
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	151

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	300.00	579.66	439.83	300.00	579.66	439.83
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	579.66	439.83	300.00	579.66	439.83
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17200.00	101500.00	59350.00	17200.00	101500.00	59350.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131046-031	14522A

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	154
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	276
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	276

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	90.00	308.64	199.32	90.00	308.64	199.32
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	90.00	308.64	199.32	90.00	308.64	199.32
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	66700.00	66700.00	66700.00	66700.00	66700.00	66700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20100.00	20100.00	20100.00	20100.00	20100.00	20100.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131047-031	14523

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	220.00	110.00	0.00	220.00	110.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	220.00	110.00	0.00	220.00	110.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131048-031	14524

Comments:
09-21-2023 Per exceptions corr Res Excess & Secondary per ProVal MLK

Neighborhood Factor:	1.0000
Total Parcels:	57
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	300
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	300

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	283.00	283.00	283.00	283.00	283.00	283.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	283.00	283.00	283.00	283.00	283.00	283.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7131049-022	14524A-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	330
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	330

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	120.00	205.00	162.50	120.00	205.00	162.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	120.00	205.00	162.50	120.00	205.00	162.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7131049-023	14524A-023

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	330
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	330

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	120.00	205.00	162.50	120.00	205.00	162.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	120.00	205.00	162.50	120.00	205.00	162.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131049-031	14524A-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	330
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	330

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	120.00	205.00	162.50	120.00	205.00	162.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	120.00	205.00	162.50	120.00	205.00	162.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				112100.00	112100.00	112100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131050-031	14525

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	606
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	111
Res Avg Lot Depth:	176
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	111
C/I Avg Lot Depth:	176

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	210.00	662.16	436.08	210.00	662.16	436.08
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	210.00	662.16	436.08	210.00	662.16	436.08
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	105000.00	105000.00	105000.00	105000.00	105000.00	105000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131051-031	14526

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	307
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	152
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	152

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	869.09	434.55	0.00	869.09	434.55
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	869.09	434.55	0.00	869.09	434.55
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	139300.00	139300.00	139300.00	139300.00	139300.00	139300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131052-031	14526A

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	306
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	91
Res Avg Lot Depth:	210
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	91
C/I Avg Lot Depth:	210

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	273.00	1173.97	723.49	273.00	1173.97	723.49
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	273.00	1173.97	723.49	273.00	1173.97	723.49
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17200.00	154200.00	85700.00	17200.00	154200.00	85700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131053-031	14527

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	105
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	122
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	122
C/I Avg Lot Depth:	145

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	187.00	635.25	411.13	187.00	635.25	411.13
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	187.00	635.25	411.13	187.00	635.25	411.13
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	122100.00	122100.00	122100.00	122100.00	122100.00	122100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131054-031	14528

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	149
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	89
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	89
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	157.00	553.55	355.28	157.00	553.55	355.28
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	157.00	553.55	355.28	157.00	553.55	355.28
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	71600.00	71600.00	71600.00	71600.00	71600.00	71600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131056-031	14543

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	727
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	188
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	188

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	111.00	504.96	307.98	111.00	504.96	307.98
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	111.00	504.96	307.98	111.00	504.96	307.98
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	23000.00	72000.00	47500.00	23000.00	72000.00	47500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3300.00	3300.00	3300.00	3300.00	3300.00	3300.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131057-031	14546

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	288
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	99
Res Avg Lot Depth:	189
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	99
C/I Avg Lot Depth:	189

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	216.00	709.15	462.58	216.00	709.15	462.58
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	216.00	709.15	462.58	216.00	709.15	462.58
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	96400.00	96400.00	96400.00	96400.00	96400.00	96400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131058-031	14550

Comments:
09-25-2023 Per Exceptions add Res Excess pricing per ProVal MLK

Neighborhood Factor:	1.0000
Total Parcels:	203
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	113.00	113.00	113.00	113.00	113.00	113.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	113.00	113.00	113.00	113.00	113.00	113.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7131059-022	14553-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	139
Res Avg Lot Depth:	261
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	139
C/I Avg Lot Depth:	261

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	136.00	450.66	293.33	136.00	450.66	293.33
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	136.00	450.66	293.33	136.00	450.66	293.33
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17200.00	76000.00	46600.00	17200.00	76000.00	46600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131059-031	14553-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	172
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	139
Res Avg Lot Depth:	261
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	139
C/I Avg Lot Depth:	261

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	136.00	450.66	293.33	136.00	450.66	293.33
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	136.00	450.66	293.33	136.00	450.66	293.33
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17200.00	76000.00	46600.00	17200.00	76000.00	46600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131060-031	14556

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	60
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	42
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	42
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	115.00	115.00	115.00	115.00	115.00	115.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	115.00	115.00	115.00	115.00	115.00	115.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131061-031	14557

Comments:
09-26-2023 Per Exceptions add Res Excess Rate per Proval MLK

Neighborhood Factor:	1.0000
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	118
Res Avg Lot Depth:	229
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	118
C/I Avg Lot Depth:	229

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131062-031	14560

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	127
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	174
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	174

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	146.00	674.93	410.47	146.00	674.93	410.47
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	146.00	674.93	410.47	146.00	674.93	410.47
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20400.00	116100.00	68250.00	20400.00	116100.00	68250.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	20400.00	20400.00	20400.00	20400.00	20400.00	20400.00
Residential Rural Homesite	Good	Acreage	20400.00	20400.00	20400.00	20400.00	20400.00	20400.00
Residential Rural Homesite	Average	Acreage	20400.00	20400.00	20400.00	20400.00	20400.00	20400.00
Residential Rural Homesite	Fair	Acreage	20400.00	20400.00	20400.00	20400.00	20400.00	20400.00
Residential Rural Homesite	Poor	Acreage	20400.00		20400.00	20400.00		20400.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7131063-022	14561-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	136
Res Avg Lot Depth:	282
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	136
C/I Avg Lot Depth:	282

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	180.00	504.40	342.20	180.00	504.40	342.20
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	180.00	504.40	342.20	180.00	504.40	342.20
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17200.00	82600.00	49900.00	17200.00	82600.00	49900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131063-031	14561-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	193
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	136
Res Avg Lot Depth:	282
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	136
C/I Avg Lot Depth:	282

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	180.00	504.40	342.20	180.00	504.40	342.20
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	180.00	504.40	342.20	180.00	504.40	342.20
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17200.00	82600.00	49900.00	17200.00	82600.00	49900.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131064-031	14562

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	84
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	149
Res Avg Lot Depth:	240
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	149
C/I Avg Lot Depth:	240

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	556.91	278.46	0.00	556.91	278.46
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	556.91	278.46	0.00	556.91	278.46
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	96300.00	96300.00	96300.00	96300.00	96300.00	96300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Good	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Average	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Fair	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Poor	Acreage	19800.00		19800.00	19800.00		19800.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7131065-022	14563-022

Comments:
09-21-2023 Per Exceptions add Res Excess per ProVal MLK

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	154
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	154

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	187.00	93.50	0.00	187.00	93.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	187.00	93.50	0.00	187.00	93.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Good	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Average	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Fair	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Poor	Acreage	19800.00		19800.00	19800.00		19800.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7131065-023	14563-023

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	154
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	154

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	187.00	93.50	0.00	187.00	93.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	187.00	93.50	0.00	187.00	93.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Good	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Average	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Fair	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Poor	Acreage	19800.00		19800.00	19800.00		19800.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131065-031	14563-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	154
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	154

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	187.00	93.50	0.00	187.00	93.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	187.00	93.50	0.00	187.00	93.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				23000.00	110100.00	66550.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Good	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Average	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Fair	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Poor	Acreage	19800.00		19800.00	19800.00		19800.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN-MISHAWAKA SCHOOL	7131065-032	14563-032

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	154
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	154

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	187.00	93.50	0.00	187.00	93.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	187.00	93.50	0.00	187.00	93.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Good	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Average	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Fair	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Poor	Acreage	19800.00		19800.00	19800.00		19800.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	SOUTH BEND-PENN	7131065-033	14563-033

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	154
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	154

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	187.00	93.50	0.00	187.00	93.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	187.00	93.50	0.00	187.00	93.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Good	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Average	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Fair	Acreage	19800.00	19800.00	19800.00	19800.00	19800.00	19800.00
Residential Rural Homesite	Poor	Acreage	19800.00		19800.00	19800.00		19800.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131066-031	14563-268

Comments:
9-20-2023 Entered Res Excess Per Acre 3700 Per Proval

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	154
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	154

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7131067-022	14564-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	124
Res Avg Lot Depth:	272
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	124
C/I Avg Lot Depth:	272

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	121.00	434.13	277.57	121.00	434.13	277.57
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	121.00	434.13	277.57	121.00	434.13	277.57
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17200.00	63200.00	40200.00	17200.00	63200.00	40200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	121.00	0.00	0.00	121.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	121.00	0.00	0.00	121.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131067-031	14564-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	291
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	124
Res Avg Lot Depth:	272
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	124
C/I Avg Lot Depth:	272

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	121.00	434.13	277.57	121.00	434.13	277.57
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	121.00	434.13	277.57	121.00	434.13	277.57
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17200.00	63200.00	40200.00	17200.00	63200.00	40200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	121.00	0.00	0.00	121.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	121.00	0.00	0.00	121.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	SOUTH BEND-PENN	7131067-033	14564-033

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	124
Res Avg Lot Depth:	272
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	124
C/I Avg Lot Depth:	272

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	121.00	434.13	277.57	121.00	434.13	277.57
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	121.00	434.13	277.57	121.00	434.13	277.57
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	17200.00	63200.00	40200.00	17200.00	63200.00	40200.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	121.00	0.00	0.00	121.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	121.00	0.00	0.00	121.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131068-031	14565

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	80
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	119
Res Avg Lot Depth:	181
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	119
C/I Avg Lot Depth:	181

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	182.00	510.43	346.22	182.00	510.43	346.22
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	182.00	510.43	346.22	182.00	510.43	346.22
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	88600.00	88600.00	88600.00	88600.00	88600.00	88600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131069-031	14566

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	102
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	129
Res Avg Lot Depth:	205
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	129
C/I Avg Lot Depth:	205

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	224.00	564.89	394.45	224.00	564.89	394.45
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	224.00	564.89	394.45	224.00	564.89	394.45
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	85000.00	85000.00	85000.00	85000.00	85000.00	85000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7131070-022	14568-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	185
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	185

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	211.00	105.50	0.00	211.00	105.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	211.00	105.50	0.00	211.00	105.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7131070-023	14568-023

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	185
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	185

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	211.00	105.50	0.00	211.00	105.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	211.00	105.50	0.00	211.00	105.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	OSCEOLA (PENN)	7131070-030	14568-030

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	185
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	185

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	211.00	105.50	0.00	211.00	105.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	211.00	105.50	0.00	211.00	105.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131070-031	14568-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	185
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	185

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	211.00	105.50	0.00	211.00	105.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	211.00	105.50	0.00	211.00	105.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				112100.00	112100.00	112100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN-MISHAWAKA SCHOOL	7131070-032	14568-032

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	185
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	185

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	211.00	105.50	0.00	211.00	105.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	211.00	105.50	0.00	211.00	105.50
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131071-031	14568-266

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	73
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	119
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	119
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	806.73	806.73	806.73	806.73	806.73	806.73
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	806.73	806.73	806.73	806.73	806.73	806.73
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	130400.00	130400.00	130400.00	130400.00	130400.00	130400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131072-031	14394-417

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	3300.00	5000.00	4150.00	3300.00	5000.00	4150.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131074-031	Northbridge Valley

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	270
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	113
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	113
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	834.00	417.00	0.00	834.00	417.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	834.00	417.00	0.00	834.00	417.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	155000.00	155000.00	155000.00	155000.00	155000.00	155000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	10.00	0.00	0.00	10.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	10.00	0.00	0.00	10.00	0.00
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131076-031	14545

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	126
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	118
Res Avg Lot Depth:	205
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	118
C/I Avg Lot Depth:	205

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	761.03	761.03	761.03	761.03	761.03	761.03
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	3300.00	3300.00	3300.00	3300.00	3300.00	3300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	761.03	761.03	761.03	761.03	761.03	761.03
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	128400.00	128400.00	128400.00	128400.00	128400.00	128400.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7131080-031	14510 B

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	130
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	150
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	139.00	139.00	139.00	139.00	139.00	139.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	139.00	139.00	139.00	139.00	139.00	139.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7132002-023	285103-023

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	200
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN-MISHAWAKA SCHOOL	7132002-032	285103-032

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	20
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	200
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7132003-023	285104-023

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	111
Res Avg Lot Depth:	300
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	111
C/I Avg Lot Depth:	300

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	429.59	264.80	100.00	429.59	264.80
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	429.59	264.80	100.00	429.59	264.80
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62100.00	62100.00	62100.00	62100.00	62100.00	62100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN-MISHAWAKA SCHOOL	7132003-032	285104-032

Comments:
09-29-2023 Per exception added Secondary per ProVal MLK

Neighborhood Factor:	1.0000
Total Parcels:	180
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	111
Res Avg Lot Depth:	300
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	111
C/I Avg Lot Depth:	300

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	429.59	264.80	100.00	429.59	264.80
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	11000.00	11000.00	11000.00	11000.00	11000.00	11000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	429.59	264.80	100.00	429.59	264.80
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	62100.00	62100.00	62100.00	62100.00	62100.00	62100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN-MISHAWAKA SCHOOL	7132004-032	28103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	24500.00	24500.00	24500.00	24500.00	24500.00	24500.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	24500.00	24500.00	24500.00	24500.00	24500.00	24500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7132005-023	28559

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	71
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	73
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	73
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1044.97	1044.97	1044.97	1044.97	1044.97	1044.97
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1044.97	1044.97	1044.97	1044.97	1044.97	1044.97
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	140700.00	140700.00	140700.00	140700.00	140700.00	140700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	SOUTH BEND-PENN	7133001-033	26103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	SOUTH BEND-PENN	7133002-033	26493 C150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	180
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	180
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	500.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	130000.00	128750.00	127500.00	130000.00	128750.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	75000.00	67500.00	60000.00	75000.00	67500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	35000.00	26500.00	18000.00	35000.00	26500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	500.00	250.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	SOUTH BEND-PENN	7133003-033	26493 R175

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	180
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	180
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	450.00	225.00	0.00	450.00	225.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	450.00	225.00	0.00	450.00	225.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7133006-031	26493-347 C150-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	180
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	180
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	450.00	225.00	0.00	450.00	225.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	127500.00	127500.00	127500.00	127500.00	127500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	450.00	225.00	0.00	450.00	225.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	SOUTH BEND-PENN	7133006-033	26493-347 C150-033

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	180
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	180
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	450.00	225.00	0.00	450.00	225.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	127500.00	127500.00	127500.00	127500.00	127500.00	127500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	450.00	225.00	0.00	450.00	225.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	SOUTH BEND-PENN	7133009-033	265103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	268.00	809.66	538.83
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	0.00	0.00	268.00	809.66	538.83
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage				136600.00	136600.00	136600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	OSCEOLA (PENN)	7133010-030	26551-030

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	152
Res Avg Lot Depth:	208
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	152
C/I Avg Lot Depth:	208

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	268.00	809.66	538.83	268.00	809.66	538.83
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	268.00	809.66	538.83	268.00	809.66	538.83
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	136600.00	136600.00	136600.00	136600.00	136600.00	136600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	SOUTH BEND-PENN	7133010-033	26551-033

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	73
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	152
Res Avg Lot Depth:	208
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	152
C/I Avg Lot Depth:	208

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	268.00	809.66	538.83	268.00	809.66	538.83
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	268.00	809.66	538.83	268.00	809.66	538.83
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	136600.00	136600.00	136600.00	136600.00	136600.00	136600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Good	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Average	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Fair	Acreage	17200.00	17200.00	17200.00	17200.00	17200.00	17200.00
Residential Rural Homesite	Poor	Acreage	17200.00		17200.00	17200.00		17200.00
Residential Rural Excess	Excellent	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Good	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Average	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Fair	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Excess	Poor	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	SOUTH BEND-PENN	7133011-033	26551A

Comments:
09-23-2023 Per Exceptions added per sf per ProVal MLK

Neighborhood Factor:	1.0000
Total Parcels:	112
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	167
Res Avg Lot Depth:	202
C/I Avg Lot Size:	1.0000
C/I Avg Lot Width:	167
C/I Avg Lot Depth:	202

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Homesite	All	Square Foot	1.15	1.15	1.15	1.15	1.15	1.15
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	SOUTH BEND-PENN	7133012-033	26551B

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	38
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	189
Res Avg Lot Depth:	235
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	189
C/I Avg Lot Depth:	235

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	1443.33	721.67	0.00	1443.33	721.67
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	1443.33	721.67	0.00	1443.33	721.67
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	278100.00	278100.00	278100.00	278100.00	278100.00	278100.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7133013-022	26564-022

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	122
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	122
C/I Avg Lot Depth:	180

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	178.00	89.00	0.00	178.00	89.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	178.00	89.00	0.00	178.00	89.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7133013-023	26564-023

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	122
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	122
C/I Avg Lot Depth:	180

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	178.00	89.00	0.00	178.00	89.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	178.00	89.00	0.00	178.00	89.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	OSCEOLA (PENN)	7133013-030	26564-030

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	122
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	122
C/I Avg Lot Depth:	180

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	178.00	89.00	0.00	178.00	89.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	178.00	89.00	0.00	178.00	89.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7133013-031	26564-031

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	122
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	122
C/I Avg Lot Depth:	180

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	178.00	89.00	0.00	178.00	89.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	178.00	89.00	0.00	178.00	89.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	SOUTH BEND-PENN	7133014-033	26567

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	158
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	67
Res Avg Lot Depth:	114
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	67
C/I Avg Lot Depth:	114

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1162.46	1162.46	1162.46	1162.46	1162.46	1162.46
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1162.46	1162.46	1162.46	1162.46	1162.46	1162.46
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	205500.00	205500.00	205500.00	205500.00	205500.00	205500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3700.00	3700.00	3700.00	3700.00	3700.00	3700.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	SOUTH BEND-PENN	7133015-033	26602

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	27500.00	37300.00	32400.00	27500.00	37300.00	32400.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	22500.00	29000.00	25750.00	22500.00	29000.00	25750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	SOUTH BEND-PENN	7133016-033	26603-033

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6900.00	6900.00	6900.00	6900.00	6900.00	6900.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	LIBERTY TOWNSHIP	7133016-034	26603

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	6900.00	6900.00	6900.00	6900.00	6900.00	6900.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA(PENN)-PHM SCHOOL	7133017-022	Penn Rentals DTM (22)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	122
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	122
C/I Avg Lot Depth:	180

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	178.00	89.00	0.00	178.00	89.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	0.00	178.00	89.00	0.00	178.00	89.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage	0.00	178.00	89.00	0.00	178.00	89.00
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	MISHAWAKA-PENN	7133017-023	Penn Rentals DTM (23)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	122
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	122
C/I Avg Lot Depth:	180

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	89.00	178.00	89.00	89.00	178.00	89.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	89.00	178.00	89.00	89.00	178.00	89.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	OSCEOLA (PENN)	7133017-030	Penn Rentals DTM (30)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	122
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	122
C/I Avg Lot Depth:	180

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	89.00	178.00	89.00	89.00	178.00	89.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	89.00	178.00	89.00	89.00	178.00	89.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

PENN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PENN TOWNSHIP	PENN TOWNSHIP-PHM SCHOOL	7133017-031	Penn Rentals DTM (31)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	122
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	122
C/I Avg Lot Depth:	180

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	89.00	178.00	89.00	89.00	178.00	89.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	89.00	178.00	89.00	89.00	178.00	89.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage	89.00	178.00	89.00	89.00	178.00	89.00
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	LIBERTY TOWNSHIP	7134001-034	07103A

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	632
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot				2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	62500.00	62500.00	62500.00	62500.00	62500.00	62500.00
Comm & Ind Secondary	All	Square Foot				1.38	1.38	1.38
Comm & Ind Secondary	All	Acreage	18750.00	18750.00	18750.00	18750.00	18750.00	18750.00
Comm & Ind Udeveloped Usable	All	Square Foot				0.41	0.41	0.41
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot				0.03	0.41	0.03
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	82300.00	82300.00	82300.00	82300.00	82300.00	82300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5200.00	5200.00	5200.00	5200.00	5200.00	5200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7134001-035	07103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	62500.00	62500.00	62500.00	62500.00	62500.00	62500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18750.00	18750.00	18750.00	18750.00	18750.00	18750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	82300.00	82300.00	82300.00	82300.00	82300.00	82300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5200.00	5200.00	5200.00	5200.00	5200.00	5200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	LIBERTY TOWNSHIP	7134002-034	07393

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	0.41	17700.00	8850.21	0.41	17700.00	8850.21
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.15	0.15	0.15	0.15	0.15	0.15
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.15	0.03	0.03	0.15	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3800.00	3800.00	3800.00	3800.00	3800.00	3800.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7134002-035	07393

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	0.41	17700.00	8850.21	0.41	17700.00	8850.21
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.15	0.15	0.15	0.15	0.15	0.15
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.15	0.03	0.03	0.15	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3800.00	3800.00	3800.00	3800.00	3800.00	3800.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	LIBERTY TOWNSHIP	7134003-034	07493

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot	1.38	1.38	1.38	1.38	1.38	1.38
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.41	0.03	0.03	0.41	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	LIBERTY TOWNSHIP	7134005-034	075103-Res Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	383
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	82300.00	82300.00	82300.00	82300.00	82300.00	82300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5200.00	5200.00	5200.00	5200.00	5200.00	5200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	LIBERTY TOWNSHIP	7134006-034	07608

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	62500.00	62500.00	62500.00	62500.00	62500.00	62500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	18750.00	18750.00	18750.00	18750.00	18750.00	18750.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	3750.00	7500.00	5625.00	3750.00	7500.00	5625.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3800.00	3800.00	3800.00	3800.00	3800.00	3800.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	LIBERTY TOWNSHIP	7134007-034	07608-375

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	50000.00	75000.00	62500.00	50000.00	75000.00	62500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	12500.00	18750.00	15625.00	12500.00	18750.00	15625.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	LIBERTY TOWNSHIP	7134011-034	075103-Res Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	17
Res Avg Lot Depth:	330
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	17
C/I Avg Lot Depth:	330

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	82300.00	82300.00	82300.00	82300.00	82300.00	82300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5200.00	5200.00	5200.00	5200.00	5200.00	5200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7135001-035	07502

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	80
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	115
Res Avg Lot Depth:	161
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	115
C/I Avg Lot Depth:	161

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	450.89	450.89	450.89	450.89	450.89	450.89
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.89	450.89	450.89	450.89	450.89	450.89
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	82300.00	82300.00	82300.00	82300.00	82300.00	82300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5200.00	5200.00	5200.00	5200.00	5200.00	5200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7135002-035	08103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	95
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	95
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3800.00	3800.00	3800.00	3800.00	3800.00	3800.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7135003-035	08393

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Primary	All	Acreage	17700.00	17700.00	17700.00	17700.00	17700.00	17700.00
Comm & Ind Secondary	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
Comm & Ind Secondary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.15	0.15	0.15	0.15	0.15	0.15
Comm & Ind Udeveloped Usable	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.15	0.03	0.03	0.15	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7135004-035	08394

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	158
Res Avg Lot Depth:	424
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	158
C/I Avg Lot Depth:	424

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
Comm & Ind Primary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Secondary	All	Square Foot	0.15	0.15	0.15	0.15	0.15	0.15
Comm & Ind Secondary	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.08	0.08	0.08	0.08	0.08	0.08
Comm & Ind Udeveloped Usable	All	Acreage	3300.00	3300.00	3300.00	3300.00	3300.00	3300.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.08	0.03	0.03	0.08	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7135005-035	08394-375

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	158
Res Avg Lot Depth:	424
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	158
C/I Avg Lot Depth:	424

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	10700.00	10700.00	10700.00	10700.00	10700.00	10700.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	6600.00	6600.00	6600.00	6600.00	6600.00	6600.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	3300.00	3300.00	3300.00	3300.00	3300.00	3300.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7135007-035	08403-375

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	83
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	83

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Comm & Ind Primary	All	Square Foot	0.67	0.67	0.67	0.67	0.67	0.67
Comm & Ind Primary	All	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Comm & Ind Secondary	All	Square Foot	0.48	0.48	0.48	0.48	0.48	0.48
Comm & Ind Secondary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.29	0.29	0.29	0.29	0.29	0.29
Comm & Ind Udeveloped Usable	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Unusable	All	Square Foot		0.29			0.29	
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7135008-035	08404 C150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	93
Res Avg Lot Depth:	178
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	93
C/I Avg Lot Depth:	178

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	568.82	568.82	568.82	568.82	568.82	568.82
Comm & Ind Primary	All	Square Foot	0.48	0.48	0.48	0.48	0.48	0.48
Comm & Ind Primary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Secondary	All	Square Foot	0.29	0.29	0.29	0.29	0.29	0.29
Comm & Ind Secondary	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.13	0.13	0.13	0.13	0.13	0.13
Comm & Ind Udeveloped Usable	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.13	0.03	0.03	0.13	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	568.82	568.82	568.82	568.82	568.82	568.82
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	82300.00	82300.00	82300.00	82300.00	82300.00	82300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5200.00	5200.00	5200.00	5200.00	5200.00	5200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7135010-035	08404-375 C150

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	198
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	198

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Comm & Ind Primary	All	Square Foot	0.48	0.48	0.48	0.48	0.48	0.48
Comm & Ind Primary	All	Acreage	20800.00	20800.00	20800.00	20800.00	20800.00	20800.00
Comm & Ind Secondary	All	Square Foot	0.29	0.29	0.29	0.29	0.29	0.29
Comm & Ind Secondary	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.13	0.13	0.13	0.13	0.13	0.13
Comm & Ind Udeveloped Usable	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.13	0.03	0.03	0.13	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7135012-035	08405-375

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	165
Res Avg Lot Depth:	162
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	165
C/I Avg Lot Depth:	162

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	0.29	0.29	0.29	0.29	0.29	0.29
Comm & Ind Primary	All	Acreage	12800.00	12800.00	12800.00	12800.00	12800.00	12800.00
Comm & Ind Secondary	All	Square Foot	0.13	0.13	0.13	0.13	0.13	0.13
Comm & Ind Secondary	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.04	0.04	0.04	0.04	0.04	0.04
Comm & Ind Udeveloped Usable	All	Acreage	1900.00	1900.00	1900.00	1900.00	1900.00	1900.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.04	0.03	0.03	0.04	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	LIBERTY TOWNSHIP	7135013-034	08493

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	140
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot	1.38	1.38	1.38	1.38	1.38	1.38
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.41	0.03	0.03	0.41	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7135013-035	08493

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	140
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot	1.38	1.38	1.38	1.38	1.38	1.38
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.41	0.03	0.03	0.41	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7135014-035	08493-375

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	140
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot	1.38	1.38	1.38	1.38	1.38	1.38
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.41	0.03	0.03	0.41	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7135016-035	08494-375

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	182
Res Avg Lot Depth:	196
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	20
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot	1.38	1.38	1.38	1.38	1.38	1.38
Comm & Ind Primary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Secondary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Secondary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.23	0.23	0.23	0.23	0.23	0.23
Comm & Ind Udeveloped Usable	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.23	0.03	0.03	0.23	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7135018-035	08495-375

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	20
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	20
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Comm & Ind Primary	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Primary	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Secondary	All	Square Foot	0.23	0.23	0.23	0.23	0.23	0.23
Comm & Ind Secondary	All	Acreage	10100.00	10100.00	10100.00	10100.00	10100.00	10100.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.16	0.16	0.16	0.16	0.16	0.16
Comm & Ind Udeveloped Usable	All	Acreage	6800.00	6800.00	6800.00	6800.00	6800.00	6800.00
Comm & Ind Udeveloped Unusable	All	Square Foot	0.03	0.16	0.03	0.03	0.16	0.03
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7135019-035	Tamarack Knolls Vac

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	140
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	588.57	588.57	588.57	588.57	588.57	588.57
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	588.57	588.57	588.57	588.57	588.57	588.57
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	119700.00	119700.00	119700.00	119700.00	119700.00	119700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5200.00	5200.00	5200.00	5200.00	5200.00	5200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7135020-035	Tamarack Knolls Imp

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	522
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	147
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	147

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	849.03	849.03	849.03	849.03	849.03	849.03
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	849.03	849.03	849.03	849.03	849.03	849.03
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	119700.00	119700.00	119700.00	119700.00	119700.00	119700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5200.00	5200.00	5200.00	5200.00	5200.00	5200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

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LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7135021-035	08501-Rental

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	147
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	147

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	849.03	849.03	849.03	849.03	849.03	849.03
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	849.03	849.03	849.03	849.03	849.03	849.03
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	119700.00	119700.00	119700.00	119700.00	119700.00	119700.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5200.00	5200.00	5200.00	5200.00	5200.00	5200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7135023-035	085103

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	67
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	182
Res Avg Lot Depth:	196
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	182
C/I Avg Lot Depth:	196

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	438.45	438.45	438.45	438.45	438.45	438.45
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	438.45	438.45	438.45	438.45	438.45	438.45
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	82300.00	82300.00	82300.00	82300.00	82300.00	82300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5200.00	5200.00	5200.00	5200.00	5200.00	5200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7135025-035	08608 C200

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	203
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	66
C/I Avg Lot Depth:	203

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot	1.38	1.38	1.38	1.38	1.38	1.38
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot	0.41	0.41	0.41	0.41	0.41	0.41
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot		0.41			0.41	
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	82300.00	82300.00	82300.00	82300.00	82300.00	82300.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5200.00	5200.00	5200.00	5200.00	5200.00	5200.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7135027-035	08608-375 C200

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	203
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	66
C/I Avg Lot Depth:	203

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Comm & Ind Primary	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7135029-035	08808

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	132
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	132
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	8150.00	8150.00	8150.00	8150.00	8150.00	8150.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

LIBERTY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LIBERTY TOWNSHIP	NORTH LIBERTY (LIBERTY)	7135030-035	08808-375

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	132
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	132
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	MISHAWAKA-HARRIS	7136001-036	30102

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	35500.00	35500.00	35500.00	35500.00	35500.00	35500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	MISHAWAKA-HARRIS	7136002-036	30401

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	46900.00	50000.00	48450.00	46900.00	50000.00	48450.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10500.00	10500.00	10500.00	10500.00	10500.00	10500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	MISHAWAKA-HARRIS	7136003-036	30491

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	255000.00	270000.00	262500.00	255000.00	270000.00	262500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage				15000.00	200000.00	187500.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	MISHAWAKA-HARRIS	7136004-036	30491-385

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	121
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	6.20	6.20	6.20	6.20	6.20	6.20
Comm & Ind Primary	All	Acreage	255000.00	270000.00	262500.00	255000.00	270000.00	262500.00
Comm & Ind Secondary	All	Square Foot	4.59	4.59	4.59	4.59	4.59	4.59
Comm & Ind Secondary	All	Acreage	175000.00	200000.00	187500.00	175000.00	200000.00	187500.00
Comm & Ind Udeveloped Usable	All	Square Foot	2.98	2.98	2.98	2.98	2.98	2.98
Comm & Ind Udeveloped Usable	All	Acreage	105000.00	130000.00	117500.00	105000.00	130000.00	117500.00
Comm & Ind Udeveloped Unusable	All	Square Foot		2.98			2.98	
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	6.20	6.20	6.20	6.20	6.20	6.20
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	MISHAWAKA-HARRIS	7136005-036	305102

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	93
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	93
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	1228.68	1228.68	1228.68	1228.68	1228.68	1228.68
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	1228.68	1228.68	1228.68	1228.68	1228.68	1228.68
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	197800.00	197800.00	197800.00	197800.00	197800.00	197800.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

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HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	MISHAWAKA-HARRIS	7136007-036	30601

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	10500.00	10500.00	10500.00	10500.00	10500.00	10500.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	MISHAWAKA-HARRIS	7136008-036	30525

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	178
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	129
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	129

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	960.68	960.68	960.68	960.68	960.68	960.68
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	960.68	960.68	960.68	960.68	960.68	960.68
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	161600.00	161600.00	161600.00	161600.00	161600.00	161600.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	26100.00	26100.00	26100.00	26100.00	26100.00	26100.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2025 St. Joseph County Land Order

HARRIS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
HARRIS TOWNSHIP	MISHAWAKA-HARRIS	7136011-036	Harris Commercial 493

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	130000.00	130000.00	130000.00	130000.00	130000.00	130000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						