

2015 & 2016 Comparison of Value & Tax, by Taxing Subdivision & by Property Type

13 CASS COUNTY

VALUE by Taxing Subdivision	2015 TOTAL VALUE	2016 TOTAL VALUE	2015-2016 Amount Chg	2015-2016 % Chg Value	2015 Average Rates	2016 Average Rates
County	3,393,249,805	3,460,580,111	67,330,306	1.98%	0.3518	0.3710
Township	0	0	0			
City or Village	627,106,046	636,627,388	9,521,342	1.52%	0.4714	0.4770
Fire District	2,823,965,119	2,881,802,342	57,837,223	2.05%	0.0324	0.0325
Natural Resource District	3,393,249,808	3,460,580,112	67,330,304	1.98%	0.0344	0.0334
Miscellaneous District	4,482,523,313	4,588,070,269	105,546,956	2.35%	0.0488	0.0480
Educational Service Unit	3,393,249,810	3,460,580,096	67,330,286	1.98%	0.0151	0.0151
Community College	3,393,249,805	3,460,580,111	67,330,306	1.98%	0.0757	0.0752
Schools, Class 1 - 5	3,393,249,808	3,460,580,113	67,330,305	1.98%	1.0104	1.0133
Schools, Learning Community	0	0	0			
Schools, Bonds *	5,871,297,363	6,011,572,639	140,275,276	2.39%	0.0868	0.0832
CASS COUNTY	3,393,249,805	3,460,580,111	67,330,306	1.98%	1.8160	1.8310

TAXES by Taxing Subdivision	2015 % of Total	2015 TOTAL TAXES	2016 % of Total	2016 TOTAL TAXES	2016 % of Total Amt Chg	2015-2016 Amount Chg	2015-2016 % Chg Tax	2015 Bond Taxes	2015 NonBond Taxes	2016 Bond Taxes	2016 NonBond Taxes	% Chg Bond Taxes	% Chg NonBond
County	19.37%	11,936,368	20.26%	12,839,278	51.84%	902,911	7.56%	649,943	11,286,425	0	12,839,278	-100.00%	13.76%
Township	0.00%	0	0.00%	0	0.00%	0		0	0	0	0		
City or Village	4.80%	2,955,976	4.79%	3,036,637	4.63%	80,660	2.73%	466,633	2,489,343	486,690	2,549,947	4.30%	2.43%
Fire District	1.48%	913,867	1.48%	937,484	1.36%	23,617	2.58%	296,318	617,549	305,881	631,603	3.23%	2.28%
Natural Resource District	1.89%	1,166,429	1.83%	1,157,069	-0.54%	(9,359)	-0.80%	0	1,166,429	0	1,157,069		-0.80%
Miscellaneous District	3.55%	2,186,349	3.47%	2,201,473	0.87%	15,124	0.69%	1,287,270	899,079	1,193,586	1,007,887	-7.28%	12.10%
Educational Service Unit	0.83%	513,151	0.83%	523,147	0.57%	9,997	1.95%	4,142	509,009	4,058	519,089	-2.01%	1.98%
Community College	4.17%	2,568,690	4.11%	2,602,357	1.93%	33,667	1.31%	0	2,568,690	0	2,602,357		1.31%
Schools, Class 1 - 5		34,286,329		35,067,423			--		34,286,329		35,067,423	--	--
Schools, Learning Community		0		0			--		0		0	--	--
Schools, Total Non-bond	55.64%	34,286,329	55.34%	35,067,423	44.84%	781,094	2.28%		34,286,329		35,067,423		2.28%
Schools, Bonds *	8.27%	5,094,940	7.89%	4,999,066	-5.50%	(95,874)	-1.88%	5,094,940	0	4,999,066	0	-1.88%	
CASS COUNTY	100.00%	61,622,098	100.00%	63,363,934	100.00%	1,741,836	2.83%	7,799,246	53,822,852	6,989,281	56,374,653	-10.39%	4.74%

VALUE by Property Type	2015 % of Total	2015 TOTAL VALUE	2016 % of Total	2016 TOTAL VALUE	2016 % of Total Amt Chg	2015-2016 Amount Chg	2015-2016 % Chg Value	2015 Average Rates	2016 Average Rates
Agricultural Land	38.38%	1,302,406,494	38.46%	1,331,086,599	42.60%	28,680,105	2.20%	1.6649	1.6803
Agric. Improvements & Farm Site	1.38%	46,869,292	1.38%	47,890,887	1.52%	1,021,595	2.18%	1.6678	1.6832
Residential **	48.00%	1,628,818,218	48.19%	1,667,660,778	57.69%	38,842,560	2.38%	1.9315	1.9455
Commercial, Industrial, & Mineral	5.62%	190,729,803	5.54%	191,672,464	1.40%	942,661	0.49%	1.9727	1.9854
Railroad - Real	1.52%	51,547,864	1.58%	54,829,803	4.87%	3,281,939	6.37%	1.7556	1.7579
Public Service Entity - Real	0.28%	9,655,784	0.28%	9,660,067	0.01%	4,283	0.04%	1.7383	1.7373
SUBTOTAL-REAL	95.19%	3,230,027,455	95.44%	3,302,800,598	108.08%	72,773,143	2.25%	1.8192	1.8334
Agricultural Personal Property	1.53%	51,846,809	1.31%	45,465,630	-9.48%	(6,381,179)	-12.31%	1.6711	1.6805
Commercial Personal Property	2.14%	72,603,043	2.17%	75,002,426	3.56%	2,399,383	3.30%	1.8021	1.8405
Railroad Personal	0.34%	11,465,224	0.37%	12,872,816	2.09%	1,407,592	12.28%	1.7552	1.7568
Public Service Entity Personal	0.80%	27,307,274	0.71%	24,438,641	-4.26%	(2,868,633)	-10.51%	1.7756	1.7967
SUBTOTAL - PERSONAL	4.81%	163,222,350	4.56%	157,779,513	-8.08%	(5,442,837)	-3.33%	1.7528	1.7808
CASS COUNTY	100.00%	3,393,249,805	100.00%	3,460,580,111	100.00%	67,330,306	1.98%	1.8160	1.8310

TAXES by Property Type	2015 % of Total	2015 TOTAL TAXES	2016 % of Total	2016 TOTAL TAXES	2016 % of Total Amt Chg	2015-2016 Amount Chg	2015-2016 % Chg Tax	2015 Bond Taxes	2015 NonBond Taxes	2016 Bond Taxes	2016 NonBond Taxes	% Chg Bond Taxes	% Chg NonBond
Agricultural Land	35.19%	21,684,265	35.30%	22,366,825	39.19%	682,561	3.15%	2,442,598	19,241,666	2,133,568	20,233,257	-12.65%	5.15%
Agric. Improvements & Farm Site	1.27%	781,701	1.27%	806,092	1.40%	24,391	3.12%	87,367	694,335	75,953	730,139	-13.06%	5.16%
Residential **	51.05%	31,459,892	51.20%	32,444,149	56.51%	984,257	3.13%	4,385,852	27,074,040	4,013,747	28,430,402	-8.48%	5.01%
Commercial, Industrial, & Mineral	6.11%	3,762,552	6.01%	3,805,464	2.46%	42,912	1.14%	438,861	3,323,691	385,584	3,419,880	-12.14%	2.89%
Railroad - Real	1.47%	904,952	1.52%	963,839	3.38%	58,886	6.51%	97,796	807,156	83,123	880,716	-15.00%	9.11%
Public Service Entity - Real	0.27%	167,844	0.26%	167,825	0.00%	(20)	-0.01%	19,689	148,155	15,885	151,939	-19.32%	2.55%
SUBTOTAL-REAL	95.36%	58,761,206	95.57%	60,554,193	102.94%	1,792,987	3.05%	7,472,163	51,289,043	6,707,860	53,846,334	-10.23%	4.99%
Agricultural Personal Property	1.41%	866,430	1.21%	764,051	-5.88%	(102,378)	-11.82%	98,470	767,959	72,828	691,223	-26.04%	-9.99%
Commercial Personal Property	2.12%	1,308,348	2.18%	1,380,451	4.14%	72,104	5.51%	149,564	1,158,784	145,883	1,234,568	-2.46%	6.54%
Railroad Personal	0.33%	201,239	0.36%	226,146	1.43%	24,907	12.38%	21,693	179,546	19,386	206,760	-10.64%	15.16%
Public Service Entity Personal	0.79%	484,875	0.69%	439,091	-2.63%	(45,783)	-9.44%	57,356	427,518	43,324	395,767	-24.47%	-7.43%
SUBTOTAL - PERSONAL	4.64%	2,860,892	4.43%	2,809,740	-2.94%	(51,152)	-1.79%	327,084	2,533,808	281,421	2,528,319	-13.96%	-0.22%
CASS COUNTY	100.00%	61,622,098	100.00%	63,363,934	100.00%	1,741,836	2.83%	7,799,246	53,822,852	6,989,281	56,374,653	-10.39%	4.74%

*School Bonds voted on by patrons. ** Residential includes agricultural residences and home site land.