

The Special Population for this Report is 'Ad Valorem Parcels'

School(s): ST CHARLES COMMUNITY SCHOOLS

<<<< S.E.V., Taxable and Capped Values >>>>

Totals for School District: 73240 ST CHARLES COMMUNITY SCHOOLS										
Property Class	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP
Agricultural	388	56,946,400	56,946,400	59,152,200	25,303,469	25,303,469	25,718,327	25,718,327	25,563,130	25,563,130
Commercial	109	12,972,000	12,972,000	13,095,500	11,184,383	11,184,383	11,191,314	11,191,314	11,264,715	11,264,715
Industrial	32	4,669,500	4,669,500	4,331,300	3,756,317	3,756,317	3,675,710	3,675,710	3,746,967	3,746,967
Residential	3048	277,631,000	277,471,700	292,962,500	195,992,462	195,844,046	207,680,795	207,298,917	204,960,094	204,922,169
Com. Personal	172	954,300	892,200	1,485,600	954,300	892,200	1,545,600	1,485,600	1,545,600	1,485,600
Ind. Personal	14	0	0	0	0	0	0	0	0	0
Util. Personal	14	9,810,200	9,810,200	12,910,800	9,111,882	9,111,882	12,239,226	12,302,926	12,241,882	12,305,582
Exempt	143	0	0	0	0	0	0	0	0	0
All: 73240	3920	362,983,400	362,762,000	383,937,900	246,302,813	246,092,297	262,050,972	261,672,794	259,322,388	259,288,163
Totals for Property Class: Agricultural By School District										
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP
73240	388	56,946,400	56,946,400	59,152,200	25,303,469	25,303,469	25,718,327	25,718,327	25,563,130	25,563,130
All: Agricultural	388	56,946,400	56,946,400	59,152,200	25,303,469	25,303,469	25,718,327	25,718,327	25,563,130	25,563,130
Totals for Property Class: Commercial By School District										
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP
73240	109	12,972,000	12,972,000	13,095,500	11,184,383	11,184,383	11,191,314	11,191,314	11,264,715	11,264,715
All: Commercial	109	12,972,000	12,972,000	13,095,500	11,184,383	11,184,383	11,191,314	11,191,314	11,264,715	11,264,715
Totals for Property Class: Industrial By School District										
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP
73240	32	4,669,500	4,669,500	4,331,300	3,756,317	3,756,317	3,675,710	3,675,710	3,746,967	3,746,967
All: Industrial	32	4,669,500	4,669,500	4,331,300	3,756,317	3,756,317	3,675,710	3,675,710	3,746,967	3,746,967
Totals for Property Class: Residential By School District										
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP
73240	3048	277,631,000	277,471,700	292,962,500	195,992,462	195,844,046	207,680,795	207,298,917	204,960,094	204,922,169
All: Residential	3048	277,631,000	277,471,700	292,962,500	195,992,462	195,844,046	207,680,795	207,298,917	204,960,094	204,922,169
Totals for Property Class: Com. Personal By School District										
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP
73240	172	954,300	892,200	1,485,600	954,300	892,200	1,545,600	1,485,600	1,545,600	1,485,600
All: Com. Personal	172	954,300	892,200	1,485,600	954,300	892,200	1,545,600	1,485,600	1,545,600	1,485,600
Totals for Property Class: Ind. Personal By School District										
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP
73240	14	0	0	0	0	0	0	0	0	0
All: Ind. Personal	14	0	0	0	0	0	0	0	0	0
Totals for Property Class: Util. Personal By School District										
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP
73240	14	9,810,200	9,810,200	12,910,800	9,111,882	9,111,882	12,239,226	12,302,926	12,241,882	12,305,582
All: Util. Personal	14	9,810,200	9,810,200	12,910,800	9,111,882	9,111,882	12,239,226	12,302,926	12,241,882	12,305,582
Totals for Property Class: Exempt By School District										
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP
73240	143	0	0	0	0	0	0	0	0	0
All: Exempt	143	0	0	0	0	0	0	0	0	0
Totals										
Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP	
Real	3,577	352,218,900	352,059,600	369,541,500	236,236,631	236,088,215	248,266,146	247,884,268	245,534,906	245,496,981
Personal	200	10,764,500	10,702,400	14,396,400	10,066,182	10,004,082	13,784,826	13,788,526	13,787,482	13,791,182
Real & Personal	3,777	362,983,400	362,762,000	383,937,900	246,302,813	246,092,297	262,050,972	261,672,794	259,322,388	259,288,163
Exempt	143	0	0	0	0	0	0	0	0	0





The Special Population for this Report is 'Ad Valorem Parcels'

School(s): ST CHARLES COMMUNITY SCHOOLS

<<<< Top 20 Statistics >>>>

\*\*\*\*\* Top 20 S.E.V.s \*\*\*\*\*

08-99-9-99-0002-000	CONSUMERS ENERGY COMPANY	\$ 2,882,400
26-99-9-99-0005-000	CONSUMERS ENERGY COMPANY	\$ 2,707,200
24-99-9-99-0018-000	CONSUMERS ENERGY CO	\$ 1,882,200
24-99-9-99-0019-000	CONSUMERS ENERGY CO	\$ 1,735,600
24-10-3-22-1001-000	CASASSA, JANE & CASASSA, MICHA	\$ 1,445,100
24-99-9-99-0034-000	GREAT LAKES GAS TRANS CO	\$ 1,241,100
26-11-3-20-2003-004	DRUMHILLER, LYNETTE K TRUST	\$ 1,102,000
24-10-3-05-2137-000	PK ARBOR GLEN LIMITED DIVIDEND HOUS	\$ 1,074,900
26-11-3-31-1003-002	MAYER, DAVID J & SHERI A	\$ 1,037,700
26-11-3-32-4003-001	ST CHARLES INVESTMENT CO	\$ 901,800
26-11-3-29-2005-000	HEINZE, FREDERICK J TRUST	\$ 883,400
08-99-9-99-0006-000	GREAT LAKES GAS TRANS CO	\$ 782,900
24-10-3-15-1002-000	KADLEC, RICHARD J JR- KADLEC, ADAM	\$ 687,400
26-11-3-20-2020-007	SHANKER, RAVI & GAYATRI	\$ 682,800
15-99-9-99-0003-000	CONSUMERS ENERGY COMPANY	\$ 670,600
26-11-3-20-1006-008	FILTRONA POROUS TECHNOLOGIES CORP	\$ 666,900
15-11-2-13-1002-001	MAY, RACHEL J & VAN STRYDONK, COLE	\$ 636,800
26-11-3-18-4001-002	MEYER, RICKY A & RENEE E TRUST	\$ 616,800
24-10-3-06-4101-001	P K ROCK CREEK MANOR LTD	\$ 592,800
26-11-3-20-3004-002	EGGERS, CHADWICK R	\$ 590,700

\*\*\*\*\* Top 20 Taxable Values \*\*\*\*\*

08-99-9-99-0002-000	CONSUMERS ENERGY COMPANY	\$ 2,882,400
26-99-9-99-0005-000	CONSUMERS ENERGY COMPANY	\$ 2,707,200
24-99-9-99-0018-000	CONSUMERS ENERGY CO	\$ 1,882,200
24-99-9-99-0019-000	CONSUMERS ENERGY CO	\$ 1,735,600
26-11-3-29-2005-000	HEINZE, FREDERICK J TRUST	\$ 883,400
24-99-9-99-0034-000	GREAT LAKES GAS TRANS CO	\$ 867,122
26-11-3-20-2003-004	DRUMHILLER, LYNETTE K TRUST	\$ 851,415
26-11-3-32-4003-001	ST CHARLES INVESTMENT CO	\$ 809,344
24-10-3-05-2137-000	PK ARBOR GLEN LIMITED DIVIDEND HOUS	\$ 742,954
26-11-3-31-1003-002	MAYER, DAVID J & SHERI A	\$ 736,273
15-99-9-99-0003-000	CONSUMERS ENERGY COMPANY	\$ 670,600
26-11-3-20-1006-008	FILTRONA POROUS TECHNOLOGIES CORP	\$ 666,900
24-10-3-22-1001-000	CASASSA, JANE & CASASSA, MICHA	\$ 615,050
26-11-3-20-1006-010	5401 S GRAHAM ROAD LLC	\$ 574,000
15-11-2-13-1002-001	MAY, RACHEL J & VAN STRYDONK, COLE	\$ 559,740
26-11-3-20-3004-002	EGGERS, CHADWICK R	\$ 551,441
08-99-9-99-0006-000	GREAT LAKES GAS TRANS CO	\$ 549,004
26-11-3-20-2020-007	SHANKER, RAVI & GAYATRI	\$ 536,766
26-11-3-18-4001-002	MEYER, RICKY A & RENEE E TRUST	\$ 504,181
15-99-9-99-0025-000	DEFAULT	\$ 500,000

\*\*\*\*\* Top 20 Owners by Taxable Value \*\*\*\*\*

CONSUMERS ENERGY COMPANY	has	6,562,457	Taxable Value in 17 Parcel(s)
CONSUMERS ENERGY CO	has	3,617,800	Taxable Value in 2 Parcel(s)
GREAT LAKES GAS TRANS CO	has	1,605,426	Taxable Value in 3 Parcel(s)
ZELINKO FARMS REALTY LLC	has	973,797	Taxable Value in 15 Parcel(s)
DRUMHILLER, LYNETTE K TRUST	has	912,896	Taxable Value in 4 Parcel(s)
HEINZE, FREDERICK J TRUST	has	883,400	Taxable Value in 1 Parcel(s)
MAYER, DAVID J & SHERI A	has	813,181	Taxable Value in 3 Parcel(s)
ST CHARLES INVESTMENT CO	has	809,344	Taxable Value in 1 Parcel(s)
PK ARBOR GLEN LIMITED DIVIDEND HOUS	has	742,954	Taxable Value in 1 Parcel(s)
FILTRONA POROUS TECHNOLOGIES CORP	has	666,900	Taxable Value in 1 Parcel(s)
OAKES, EDMOND G & KATHLEEN A	has	640,469	Taxable Value in 4 Parcel(s)
MAY, FREDERICK H JR	has	639,814	Taxable Value in 2 Parcel(s)
CASASSA, JANE & CASASSA, MICHA	has	615,050	Taxable Value in 1 Parcel(s)

<<<< Top 20 Statistics >>>>

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ZELINKO, RYAN C & STEPHANIE M	has	614,634	Taxable Value in 5 Parcel(s)
KULHANEK, DAVID W & JALENE S TRUST	has	574,737	Taxable Value in 4 Parcel(s)
5401 S GRAHAM ROAD LLC	has	574,000	Taxable Value in 1 Parcel(s)
MAY, RACHEL J & VAN STRYDONK, COLE	has	559,740	Taxable Value in 1 Parcel(s)
EGGERS, CHADWICK R	has	551,441	Taxable Value in 1 Parcel(s)
PUFFER, B M & N P	has	538,600	Taxable Value in 3 Parcel(s)
SHANKER, RAVI & GAYATRI	has	536,766	Taxable Value in 1 Parcel(s)

\*\*\*\*\* Top 20 Owners by S.E.V. Value \*\*\*\*\*

CONSUMERS ENERGY COMPANY	has	6,974,500	S.E.V. Value in 17 Parcel(s)
CONSUMERS ENERGY CO	has	3,617,800	S.E.V. Value in 2 Parcel(s)
ZELINKO FARMS REALTY LLC	has	2,499,600	S.E.V. Value in 15 Parcel(s)
GREAT LAKES GAS TRANS CO	has	2,213,300	S.E.V. Value in 3 Parcel(s)
OAKES, EDMOND G & KATHLEEN A	has	1,740,700	S.E.V. Value in 4 Parcel(s)
CASASSA, JANE & CASASSA, MICHA	has	1,445,100	S.E.V. Value in 1 Parcel(s)
KULHANEK, DAVID W & JALENE S TRUST	has	1,361,800	S.E.V. Value in 4 Parcel(s)
DONOVAN, J D & S K	has	1,303,100	S.E.V. Value in 8 Parcel(s)
DRUMHILLER, LYNETTE K TRUST	has	1,243,800	S.E.V. Value in 4 Parcel(s)
DONOVAN, D & B	has	1,234,300	S.E.V. Value in 6 Parcel(s)
MAYER, DAVID J & SHERI A	has	1,213,700	S.E.V. Value in 3 Parcel(s)
ZELINKO, RYAN C & STEPHANIE M	has	1,119,900	S.E.V. Value in 5 Parcel(s)
PK ARBOR GLEN LIMITED DIVIDEND HOUS	has	1,074,900	S.E.V. Value in 1 Parcel(s)
MAY, FREDERICK H JR	has	954,700	S.E.V. Value in 2 Parcel(s)
ST CHARLES INVESTMENT CO	has	901,800	S.E.V. Value in 1 Parcel(s)
HEINZE, FREDERICK J TRUST	has	883,400	S.E.V. Value in 1 Parcel(s)
BREASBOIS, KAREN M	has	754,700	S.E.V. Value in 7 Parcel(s)
DREWS, DONALD H	has	713,900	S.E.V. Value in 7 Parcel(s)
KADLEC, RICHARD J JR- KADLEC, ADAM	has	687,400	S.E.V. Value in 1 Parcel(s)
DONOVAN, D G & B M	has	687,300	S.E.V. Value in 4 Parcel(s)

\*\*\*\*\* Top 20 Owners by Acreage \*\*\*\*\*

CASASSA, JANE & CASASSA, MICHA	has	682.60	Total Acres in 1 Parcel(s)
ZELINKO FARMS REALTY LLC	has	579.67	Total Acres in 15 Parcel(s)
OAKES, EDMOND G & KATHLEEN A	has	491.67	Total Acres in 4 Parcel(s)
KULHANEK, DAVID W & JALENE S TRUST	has	473.00	Total Acres in 4 Parcel(s)
DONOVAN, J D & S K	has	467.00	Total Acres in 8 Parcel(s)
DONOVAN, D & B	has	388.27	Total Acres in 6 Parcel(s)
VOGELAAR, HOWARD L TRUST	has	302.87	Total Acres in 8 Parcel(s)
DEGEUS, CARL L & CHARLOTTE M	has	287.06	Total Acres in 3 Parcel(s)
ANAMAN, E & D	has	254.10	Total Acres in 2 Parcel(s)
IRISH FAMILY FARMS LLC	has	244.01	Total Acres in 4 Parcel(s)
GARNO, RUTHANNE	has	243.14	Total Acres in 7 Parcel(s)
CONSUMERS ENERGY COMPANY	has	233.54	Total Acres in 17 Parcel(s)
EICKHOLT, JOSEPH J TRUST	has	230.53	Total Acres in 6 Parcel(s)
ZELINKO, RYAN C & STEPHANIE M	has	223.50	Total Acres in 5 Parcel(s)
EICKHOLT, J J TRUST	has	221.91	Total Acres in 4 Parcel(s)
BLAINE, HAROLD F TRUST	has	220.50	Total Acres in 1 Parcel(s)
DEGUES, CARL L & CHARLOTTE M	has	219.80	Total Acres in 4 Parcel(s)
KADLEC, RICHARD J JR- KADLEC, ADAM	has	218.38	Total Acres in 1 Parcel(s)
DREWS, DONALD H	has	216.05	Total Acres in 7 Parcel(s)
GILMOUR, JOAN C TRUST	has	204.11	Total Acres in 15 Parcel(s)