

**St. Charles County Unincorporated 00**  
**Top Ten Value Accounts Based on 2021 Real and Personal Property - After B.O.E.**  
Excludes Exempt Properties

<u>Property Owner</u>	<u>Property</u>	<u>Real Estate</u>	<u>Personal</u>	<u>Total</u>
Nike IHM Inc	Nike	5,032,192	19,201,265	24,233,457
Cuivre River Electric Cooperative	Utility	20,667,027	-	20,667,027
Missouri American Water Company	Utility	10,417,239	-	10,417,239
Spire Missouri Inc	Gas Company and lines	6,582,398	324,567	6,906,965
Natoli Carmelo Trust	Notoli	2,782,098	1,551,341	4,333,439
Unnerstall LLC	National Cart	2,817,348	1,239,086	4,056,434
Ashwood Apartments LLC	Ashwood Apartments	3,857,197	-	3,857,197
Vantage Credit Union	Office Bldg	2,402,987	1,446,592	3,849,579
770CG-STL-1LLC	Sandalwood Apartments	2,646,841	-	2,646,841
St Charles Research Park Drive Real Estate LLC	Office Building	2,566,834	-	2,566,834

**St. Charles County Unincorporated**  
**Overlapping 2021 Assessed Value - After Board Certified Totals**

	<u>Real Value</u>	<u>Personal Value</u>	<u>Total</u>	
Washington R-1 School District*	39,951,213	6,782,164	46,733,377	2%
Fort Zumwalt R-2 School District*	239,334,902	40,052,686	279,387,588	13%
Francis Howell R-3 School District*	1,147,950,141	212,558,851	1,360,508,992	63%
Wentzville R-4 School District*	264,239,130	49,226,473	313,465,603	14%
Orchard Farm R-5 School District*	47,841,661	14,854,355	62,696,016	3%
St. Charles R-6 School District*	92,370,441	14,101,055	106,471,496	5%
Total	1,831,687,488	337,575,584	2,169,263,072	100%
T.I.F. Districts	\$ -	\$ -	\$ -	
Total	1,831,687,488	337,575,584	\$ 2,169,263,072	

**City of St. Charles 06**  
**Top Ten Value Accounts Based on 2021 Real and Personal Property - After B.O.E.**

**Excludes Exempt Properties**

<u>Property Owner</u>	<u>Business</u>	<u>Real Estate</u>	<u>Personal</u>	<u>Total</u>
Pinnacle Entertainment Inc	Casino	72,360,843	7,737,189	80,098,032
McDonnell Douglas Corp / The Boeing Company	Aircraft Manufacturing	10,775,148	15,323,969	26,099,117
Scnd Block 1000 Llc**** & Scnd Block 4000 LLC SCND Building 300 LLC	Streets of St Charles	16,160,674	-	16,160,674
Tilden Fundamental Time Centre Apts Llc / Tilden Sunbrook Apts	Time Center / Sun Brook Apts	12,090,605	-	12,090,605
Big Box Property Owner LLC	Distribution Warehouse	11,101,983	-	11,101,983
Sun Valley Lake Mo Apartments LLP	Sun Valley Lake Apartments	9,089,131	-	9,089,131
Lindenwood University*	Retail	8,259,712	-	8,259,712
TIF LI Streets LLC	Streets of St. Charles Apartment	7,702,287	-	7,702,287
Hammons John Q Revocable Trust	Embassy Suites	7,149,465	295,710	7,445,175
Wal-Mart Real Estate/Sams Real Estate	Retail	6,549,794	675,407	7,225,201

\*\*TIF #9 \*\*\*\*TIF #13\*TIF 14

**Excludes Exempt and TIF Properties**

<u>Property Owner</u>	<u>Business</u>	<u>Real Estate</u>	<u>Personal</u>	<u>Total</u>
Pinnacle Entertainment Inc	Casino	72,360,843	7,737,189	80,098,032
McDonnell Douglas Corp / The Boeing Company	Aircraft Manufacturing	10,775,148	15,323,696	26,098,844
Tilden Fundamental Time Centre Apts Llc / Tilden Sunbrook Apts	Time Center / Sun Brook Apts	12,090,605	-	12,090,605
Big Box Property Owner LLC	Distribution Warehouse	11,101,983	-	11,101,983
Sun Valley Lake Mo Apartments LLP	Sun Valley Lake Apartments	9,089,131	-	9,089,131
Country Club Place LLC	Country Club Apartments	7,763,023	-	7,763,023
Hammons John Q Revocable Trust	Embassy Suites	7,149,465	295,710	7,445,175
Wal-Mart Real Estate/Sams Real Estate	Retail	6,549,794	675,407	7,225,201
Villages OBH Apartments LLC	Bogey Hills Apartments	6,839,340	-	6,839,340
Edward Rose Millennial Development LLC	River Crossing Apartments	6,246,396	-	6,246,396

**City of St. Charles**

**Overlapping 2021 Assessed Valuation - After Board Certified Totals**

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>	
St. Charles R-6 School District*	860,752,412	132,037,343	992,789,755	55%
Orchard Farm R-5 School District*	321,682,341	74,383,350	396,065,691	22%
Francis Howell R-3 School District*	349,226,777	52,785,148	402,011,925	23%
Total	1,531,661,530	259,205,841	1,790,867,371	100%
* Real A/V TIFF# 9,13 & 14	40,172,387	-	40,172,387	

**City of Flint Hill 25**  
**Top Ten Value Accounts Based on 2021 Real and Personal Property After B.O.E.**  
**Excludes Exempt Properties**

<u>Property Owner</u>	<u>Business</u>	<u>Assessed Valuation</u>		<u>Total</u>
		<u>Real Estate</u>	<u>Personal</u>	
Double Image Companies Inc	Warehouse	89,392	215,458	304,850
All Together Property Llc	Day Care	289,324	351	289,675
Phillips 66 Propane Company	Amerigas Propane LP	205,150	38,035	243,185
Private Owner	Residential	189,731	-	189,731
Lift Rite Inc	Mudjacking	154,010	33,306	187,316
Private Owner	Residential	174,792	7,024	181,816
Private Owner	Residential/Mates Conc Inc	101,440	77,033	178,473
DMJKDV Management LLC	Cross Roads Dev	176,774	-	176,774
Private Owner	Residential	150,597	18,458	169,055
Highway P Properties LLC	Resturant	168,012	-	168,012

**City of Flint Hill**  
**Overlapping 2021 Assessed Valuation - After Board Certified Totals**

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>	
Fort Zumwalt R-2 School District	16,319,981	3,107,814	19,427,795	99%
Wentzville R-4 School District	113,936	7,850	121,786	1%
Total	16,433,917	3,115,664	19,549,581	100%

City of Josephville 26

Top Ten Value Accounts Based on 2021 Real and Personal Property After B.O.E.

Excludes Exempt Properties

<u>Property Owner</u>	<u>Business</u>	<u>Assessed Valuation</u>		
		<u>Real Estate</u>	<u>Personal</u>	<u>Total</u>
Private Owner	Private Owner	118,794	101,903	220,697
Private Owner	Private Owner	166,833	44,655	211,488
Private Owner	Private Owner	167,841	37,064	204,905
Private Owner	Private Owner	177,608	14,834	192,442
Private Owner	Private Owner	189,917	1,250	191,167
Private Owner	Private Owner	163,314	25,791	189,105
Private Owner	Private Owner	155,774	26,072	181,846
Private Owner	Private Owner	153,733	17,048	170,781
Private Owner	Private Owner	158,332	7,190	165,522
Private Owner	Private Owner	130,853	34,381	165,234

City of Josephville

2021 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Fort Zumwalt R-2 School District	13,417,843	2,236,932	15,654,775

**City of St Paul 27**  
**Top Ten Value Accounts Based on 2021 Real and Personal Property - After B.O.E.**  
**Excludes Exempt Properties**

<u>Property Owner</u>	<u>Business</u>	<u>Assessed Valuation</u>		
		<u>Real Estate</u>	<u>Personal</u>	<u>Total</u>
Private Owner	Private Owner	403,253	74,708	477,961
Payne Family Homes	Builder	471,000	-	471,000
Hoff Heating and Cooling Inc	Hoff Heating & AC	299,743	149,698	449,441
Private Owner	Private Owner	307,576	39,221	346,797
Private Owner	Private Owner	284,174	23,410	307,584
Riverdale Partners LLC	Developer	295,303	-	295,303
Private Owner	Private Owner	282,575	-	282,575
Private Owner	Private Owner	280,318	-	280,318
Private Owner	Private Owner	227,834	46,462	274,296
Private Owner	Private Owner	256,941	11,109	268,050

**City of St Paul**  
**2021 Assessed Valuation - After Board Certified Totals**

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Fort Zumwalt R-2 School District	80,233,214	14,566,282	94,799,496

**City of O'Fallon 29**  
**Top Ten Value Accounts Based on 2021 Real and Personal Property - After B.O.E.**  
**Excludes Exempt Properties**

<u>Property Owner</u>	<u>Property Name</u>	<u>Real Estate Assessed Value</u>	<u>Personal Property Assessed Value</u>	<u>Total Assessed Value</u>
Mastercard	Mastercard Office	15,837,459	49,969,708	65,807,167
Three Ts Partnership LLC	True Manufacturing	20,566,677	9,747,160	30,313,837
Centene Data Center*	Computer Tech	-	20,318,143	20,318,143
Citimortgage Inc	Citimortgage	12,411,896	2,824,687	15,236,583
Sunedison Semiconductor	MEMC	4,626,686	7,798,280	12,424,966
Garden Villas of Ofallon RE LLC, Delmar Gardens	Delmar Gardens	9,723,692	331,710	10,055,402
Darlington Enclave At Winghaven	Enclave at Winghaven	6,533,996	-	6,533,996
Aldi Inc	Food Chain	5,042,013	1,469,934	6,511,947
Prairie Point LL LLC	Prairie Point Apartments	6,497,491	-	6,497,491
DP LI LLC Caplaco Five Inc	Deer Creek Crossing / Etc.	5,871,452	-	5,871,452

*\*Chapter 100 Property owned by political sub leased to private entities*

**City of O'Fallon**  
**Overlapping 2021 Assessed Valuation - After Board Certified Totals**

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>	
Fort Zumwalt R-2 School District	1,292,240,343	241,320,961	1,533,561,304	67%
Francis Howell R-3 School District	195,823,169	51,003,971	246,827,140	11%
Wentzville R-4 School District	409,255,264	113,345,248	522,600,512	22%
Total	1,897,318,776	405,670,180	2,302,988,956	100%

**City of St Peters 31**

**Top Ten Value Accounts Based on 2021 Real and Personal Property - After B.O.E.**

<u>Property Owner</u>	<u>Business</u>	<u>Assessed Valuation</u>		
		<u>Real Estate</u>	<u>Personal</u>	<u>Total</u>
Airwick Industries Inc	Reckitt Benckiser	4,114,919	14,653,121	18,768,040
Mid Rivers Mall LLC	Westfield Mall	12,595,860	62,693	12,658,553
Mid Rivers Investment Partners LLC	Retail Box Store	9,537,024	-	9,537,024
Caplaco Thirty Inc * Caplaco Twenty-Nine	Dierbergs	8,261,638	299,563	8,561,201
Turnberry Apartments LLC	Apartments	7,201,961	-	7,201,961
MRE SPMI LLC	Warehouse	7,189,488	-	7,189,488
Clarendale @ St Peters LLC	Senior Living	5,289,957	882,649	6,172,606
Macy Gray Holdings LLC	Centre Apartments	5,880,134	-	5,880,134
ALPLA Inc	Manufacturing	1,835,197	3,099,643	4,934,840
Jungs Station Association	Sun River Village Apatments	4,585,384	-	4,585,384

**City of St Peters**

**Overlapping 2021 Assessed Valuation - After Board Certified Totals**

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>	
Fort Zumwalt R-2 School District	666,067,804	127,827,801	793,895,605	53%
Francis Howell R-3 School District	527,179,154	81,642,997	608,822,151	41%
Orchard Farm R-5 School Dist	-	-	-	0
St Charles R-6 School District	71,884,976	16,007,679	87,892,655	6%
Total	1,265,131,934	225,478,477	1,490,610,411	100%

**City of Cottleville 38**  
**Top Ten Value Accounts Based on 2021 Real and Personal Property - After B.O.E.**  
**Excludes Exempt Properties**

<u>Property Owner</u>	<u>Business</u>	<u>Assessed Valuation</u>		
		<u>Real Estate</u>	<u>Personal</u>	<u>Total</u>
Mid Rivers Investment Group LP	Schnucks / Strip Stores	6,529,423	-	6,529,423
Tilden Mid Rivers Apartments LLC	Apartments	4,124,481	-	4,124,481
Missouri American Water Co	Utility	1,978,029	660,701	2,638,730
Townscape at Harmony Ridge LLC/ The Lofts @ Harmony Ridge LLC	Apartments	2,413,363		2,413,363
Hutchens Investment Group LLC	Stygars Funeral Home	1,235,252	92,498	1,327,750
Cottleville Corners LLC	Retail	1,174,145	-	1,174,145
First Community Credit Union	Bank	1,069,673	25,170	1,094,843
The Courtyards at Harmony Ridge LLC	Apartments	861,181	-	861,181
Map Development LLC	Strip Stores / Real Estate	802,526	-	802,526
Cottleville Ventures LLC	Office / Retail	779,327	-	779,327

**City of Cottleville**  
**Overlapping 2021 Assessed Valuation - After Board, Certified Totals**

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>	
Fort Zumwalt R-2 School District	11,520,994	1,613,972	13,134,966	7%
Francis Howell R-3 School District	145,800,620	20,878,039	166,678,659	93%
Total	157,321,614	22,492,011	179,813,625	100%



**City of Lake St Louis 42**  
**Top Ten Value Accounts Based on 2021 Real and Personal Property - After B.O.E.**  
**Excludes Exempt Properties**

<u>Property Owner</u>	<u>Business</u>	<u>Assessed Valuation</u>		
		<u>Real Estate</u>	<u>Personal</u>	<u>Total</u>
Waterways Apartments LP	The Waterways of LSL	6,911,381	-	6,911,381
RAVID Lake St Louis LI LLC	Retail	6,230,715	-	6,230,715
National Information Solutions Cooperative	Central Area Data Processing	4,694,071	979,569	5,673,640
SSM Health Care II	Medical	5,374,257	146,390	5,520,647
Cedar Circle LLC	Cedar Ridge Apartments	5,356,405	-	5,356,405
LILA Inc	Commercial Land/ Retail	5,065,621	-	5,065,621
TPAF VII Lake STL LLC	Synergy @ the Meadows Apartments	4,615,306	-	4,615,306
Wal Mart Real Estate Business Trust	Walmart/Retail	3,660,940	554,648	4,215,588
Cuivre River Electric Cooperative	Utility	3,276,037	291,072	3,567,109
ECM- Hawk Ridge LLC	Retail	2,970,340	-	2,970,340

**City of Lake St Louis**  
**2021 Assessed Valuation - After Board Totals**

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Wentzville R-4 School District	469,877,396	68,443,988	538,321,384

**City of Wentzville 44**  
**Top Ten Value Accounts Based on 2021 Real and Personal Property - After B.O.E.**  
**Excludes Exempt Properties**

<u>Property Owner</u>	<u>Business</u>	<u>Assessed Valuation</u>		<u>Total</u>
		<u>Real Estate</u>	<u>Personal</u>	
General Motors Corporation	GM Manufacturing Plant	15,798,116	47,435,706	63,233,822
THF Wentzville Development LLC ,Sams real Estate Business Trust	Walmart, Sams	6,584,024	978,920	7,562,944
Union Electric Co.	Utility	6,257,806	965,652	7,223,458
Dierbergs Wentzville LLC	Dierbergs Stores	5,285,742	159,299	5,445,041
THF Wentzville, THF Wentzville Two, THF Wentzville Three Development LLC	Retail/Development	5,109,836	-	5,109,836
Sparrowhawk StL Industrial LLC	Warehouse	4,675,904	-	4,675,904
Etrailer Copr	Warehouse	3,898,330	653,882	4,552,212
Parr Four LLC	R K Stratman Inc	3,485,139	342,005	3,827,144
Wentzville Bend Development LLC	Retail Development	3,229,316	-	3,229,316
St Charles Senior Housing LI Propco LLC	Boulevard Senior Living	3,170,671	-	3,170,671

**City of Wentzville**  
**Overlapping 2021 Assessed Valuation - After Board Certified Totals**

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>	
Wentzville R-4 School District	877,405,367	194,420,846	1,071,826,213	97%
Fort Zumwalt R-2 School District	<u>26,403,998</u>	<u>4,311,467</u>	<u>30,715,465</u>	<u>3%</u>
Total	903,809,365	198,732,313	1,102,541,678	100%
Wentzville R-4 School District TIF #12	<u>2,011,316</u>	<u>-</u>	<u>2,011,316</u>	

**City of Foristell 46**  
**Top Ten Value Accounts Based on 2021 Real and Personal Property - After B.O.E.**  
**Excludes Exempt Properties**

<u>Property Owner</u>	<u>Business</u>	<u>Assessed Valuation</u>		
		<u>Real Estate</u>	<u>Personal</u>	<u>Total</u>
HPT TA Properties Trust	Travel Centers of America	739,211	216,414	955,625
Baker Family Co	Phillips 66 / McDonalds	599,814	37,719	637,533
Arogas Inc	Mr Fuel	365,811	183,415	549,226
Boehmer Robert	Const	453,142	91,139	544,281
APA Investments	Porlier Outdoor Advertising	274,366	251,600	525,966
Union Electric Co	Utility	434,512	58,916	493,428
Ky Hospitality LLC	Hotel / Motel	330,134	14,965	345,099
Construction Investment Co	Fabick rental	174,316	167,290	341,606
Foristell Commercial Properties LLC	MFR Tire	259,434	36,763	296,197
Hunt Steven & Luaren	Post Office	287,246	-	287,246

**City of Foristell**  
**2021 Assessed Valuation - After Board Totals**

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Wentzville R-4 School District	16,131,559	2,869,492	19,001,051

**Town of Dardenne Prairie 53**  
**Top Ten Value Accounts Based on 2021 Real and Personal Property - After B.O.E.**  
**Excludes Exempt Properties**

<u>Property Owner</u>	<u>Business</u>	<u>Assessed Valuation</u>		
		<u>Real Estate</u>	<u>Personal</u>	<u>Total</u>
Dos Lagos Asset Dardenne Spe LLC	Retail	3,974,232	-	3,974,232
Target Corporation	Retail	2,358,156	171,384	2,529,540
JC Penney	Retail	1,620,947	174,890	1,795,837
Ungerboeck Development LC	Ungerboeck Systems International Inc	1,374,511	146,923	1,521,434
Sunterra Ofallon Re LLC	Sunterra Senior Living	910,927	158,971	1,069,898
Pinecrest Rental Properties LLC	Apartments	1,052,685	-	1,052,685
Thoele Winghaven LLC	Mobil On The Run	869,817	99,990	969,807
Life Storage LP	Storage	963,811	-	963,811
Enterprise Truck Rental	Rental Co	-	895,553	895,553
Spire Missouri Inc	Utility	857,458	28,813	886,271

**Town of Dardenne Prairie**  
**Overlapping 2021 Assessed Valuation - After Board Certified Totals**

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>	
Fort Zumwalt R-2 School District	153,447,114	25,816,227	179,263,341	51%
Francis Howell R-3 School District	51,528,188	9,109,941	60,638,129	17%
Wentzville R-4 School District	96,163,436	15,284,355	111,447,791	32%
Total	301,138,738	50,210,523	351,349,261	100%

**Town of Weldon Spring 54**  
**Top Ten Value Accounts Based on 2021 Real and Personal Property - After B.O.E.**  
**Excludes Exempt Properties**

<u>Property Owner</u>	<u>Business</u>	<u>Assessed Valuation</u>		
		<u>Real Estate</u>	<u>Personal</u>	<u>Total</u>
Enterprise Rent A Car Co	Enterprise Leasing	7,510,937	5,193,617	12,704,554
Worldcom Technologies Inc	Verizon	10,494,271	-	10,494,271
Blanchette Real Estate LLC	Center Pointe Hospital	4,586,430	160,811	4,747,241
Trace Apartments LLC	Trace Apartments	4,247,720	-	4,247,720
Realty Income Properties 7 LLC	Novous International	2,698,245	541,759	3,240,004
2008 Kolb Family Trust	Kolb Grading/Dispatch Tower	1,205,771	1,256,584	2,462,355
Lutheran Senior Services	Gables at Breeze Park	1,901,012	119,071	2,020,083
Wolfrum Crossing LLC	Wolfrum Crossing Strip Store	1,865,131	-	1,865,131
Whittaker Golf Inc	Whitmoor Country Club	1,594,969	78,643	1,673,612
Meier Properties LLC	Meier Electric	372,548	883,837	1,256,385

**Town of Weldon Spring**  
**2021 Assessed Valuation - After Board**

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Francis Howell R-3 School District	207,387,329	36,175,548	243,562,877

**Weldon Spring Heights 56**

**Top Ten Value Accounts Based on 2021 Real and Personal Property - After B.O.E.**

**Excludes Exempt Properties**

<u>Property Owner</u>	<u>Business</u>	<u>Assessed Valuation</u>		
		<u>Real Estate</u>	<u>Personal</u>	<u>Total</u>
Private Owner	Private Owner	77,970	16,624	94,594
Private Owner	Private Owner	81,632	6,175	87,807
Private Owner	Private Owner	70,578	14,544	85,122
Private Owner	Private Owner	77,366	4,083	81,449
Private Owner	Private Owner	68,577	12,533	81,110
Private Owner	Private Owner	73,139	7,497	80,636
Private Owner	Private Owner	69,135	8,753	77,888
Private Owner	Private Owner	62,189	14,900	77,089
Private Owner	Private Owner	67,254	9,726	76,980
Private Owner	Private Owner	66,224	8,682	74,906

**Weldon Spring Heights 56**

**2021 Assessed Valuation - After Board**

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Francis Howell R-3 School District	2,209,421	330,912	2,540,333

**City of New Melle 60**  
**Top Ten Value Accounts Based on 2021 Real and Personal Property - After B.O.E.**  
**Excludes Exempt Properties**

<u>Property Owner</u>	<u>Business</u>	<u>Assessed Valuation</u>		
		<u>Real Estate</u>	<u>Personal</u>	<u>Total</u>
RGK Investments LLC	Karrenbock Const	325,895	1,090,769	1,416,664
Weber Liv Trust	New Melle Town Square	435,200	-	435,200
Quarry Wine Garden LLC	Quarry Wine Garden	412,908	4,677	417,585
Wells Fargo Vendor Financial Serv LLC	Leased Equipment	-	416,099	416,099
Missouri River Land & Dev. LLC	American Electric & Data	177,088	232,042	409,130
Postal Building & Leasing Co	Retail	300,794	-	300,794
Greenwood Group	Landscaping		231,496	231,496
Work Horse Properties LLC	Const Co	125,160	63,283	188,443
Private Owner	Private Owner	140,315	41,021	181,336
Private Owner	Private Owner	124,644	56,562	181,206

**City of New Melle**  
**2021 Assessed Valuation- After Board Totals**

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>	
Francis Howell R-3 School District	16,420,021	4,550,872	20,970,893	99%
Wentzville R-4 School District	73,690	-	73,690	1%
<b>Total</b>	<b>16,493,711</b>	<b>4,550,872</b>	<b>21,044,583</b>	<b>100%</b>

**Town of Augusta 75**  
**Top Ten Value Accounts Based on 2021 Real and Personal Property - After B.O.E.**  
**Excludes Exempt Properties**

<u><b>Property Owner</b></u>	<u><b>Business</b></u>	<u><b>Assessed Valuation</b></u>		
		<u><b>Real Estate</b></u>	<u><b>Personal</b></u>	<u><b>Total</b></u>
5634 High Street LLC	Mount Pleasant Winery	1,075,974	37,942	1,113,916
201 Montelle Drive LLC	Augusta Winery	559,253	11,614	570,867
Zajac Scott A	Rental Cottages	370,781	-	370,781
Private Owner	Private Owner	128,945	14,452	143,397
Private Owner	Private Owner	137,331	1,700	139,031
Kessler Kathryn	Halycon Physical Therapy	115,363	-	115,363
5595 Walnut Street LLC	The Emporium	107,850	-	107,850
Private Owner	Private Owner	96,664	9,244	105,908
Ozark Hospitality Group LLC	Clay House Bed & Breakfast	92,330	6,721	99,051
Private Owner	Private Owner	84,282	9,305	93,587

**Town of Augusta**  
**2021 Assessed Valuation - After Board Totals**

<u><b>Taxing District</b></u>	<u><b>Real</b></u>	<u><b>Personal</b></u>	<u><b>Total</b></u>
Washington R-1 School District	8,606,207	857,255	9,463,462



**Town of West Alton 77**  
**Top Ten Value Accounts Based on 2021 Real and Personal Property - After B.O.E.**  
**Excludes Exempt Properties**

<u>Property Owner</u>	<u>Business</u>	<u>Assessed Valuation</u>		
		<u>Real Estate</u>	<u>Personal</u>	<u>Total</u>
Union Electric	Utility	8,267,541	10,118,897	18,386,438
South Side Property LLC	Gas Mart	347,292	-	347,292
Saale Farm and Grain Company Inc	Farm and Equipment	121,413	209,281	330,694
Nuestadt Violet Melvin E Jr and Janet	Farm	175,012	95,477	270,489
Machens Ray & Gary Farm Inc	Farm	102,054	100,932	202,986
Farley Point Farms Inc/ Farley Farms	Farm	134,908	43,588	178,496
Charah Solutions Inc	Leased Equipment	-	177,027	177,027
Mintert Michael & Carla	Farm	131,852	56,433	188,285
Parsons Oil Co LLC	Pit Stop	109,978	38,116	148,094
Komatsu Financial LP	Rental Equipment	-	117,554	117,554

**Town of West Alton**  
**2021 Assessed Valuation - After Board**

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Orchard Farm R-5 School District	6,019,255	2,599,538	8,618,793

**Town of Portage Des Sioux 76**  
**Top Ten Value Accounts Based on 2021 Real and Personal Property - After B.O.E.**  
**Excludes Exempt Properties**

<u>Property Owner</u>	<u>Business</u>	<u>Assessed Valuation</u>		
		<u>Real Estate</u>	<u>Personal</u>	<u>Total</u>
Dallwitz Michael * Dallwitz Donna	My River Home Yacht Club	170,124	1,079	171,203
Schonlau Englebert B	Liberty Harbor	92,327	-	92,327
Buchanan Ronald J	Sioux Yacht Club	56,837	28,693	85,530
Private Owner	Private Owner	53,781	17,166	70,947
Private Owner	Private Owner	50,605	16,187	66,792
Private Owner	Private Owner	45,301	16,878	62,179
Private Owner	Private Owner	49,079	7,207	56,286
Private Owner	Private Owner	49,021	5,036	54,057
Private Owner	Private Owner	47,721	6,314	54,035
Private Owner	Private Owner	47,851	2,075	49,926

**Town of Portage Des Sioux**  
**2021 Assessed Valuation -After Board Totals**

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Orchard Farm R-5 School District	4,043,682	878,408	4,922,090