

Unincorporated Fire District 00
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>
SBA Communications Corp / SBA Towers	Cell Tower	116,709	-	116,709
Union Electric	Electric Co	72,000	-	72,000
Deere Credit Inc	Leased Equipment	-	37,146	37,146
T-Mobile Central LLC Mo07710	Cell Tower	-	13,941	13,941
Peruque Island LTD	Island	7,275	-	7,275
Private Owner	Private Owner	6,307	-	6,307
William Scotsman Inc	Leased Equipment	-	3,701	3,701
Private Owner	Island	805	-	805
Private Owner	Island	591	-	591
Ricoh USA Inc	Leased Equipment	-	515	515

2021 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Unincorporated Fire District 00	131,753	56,181	187,934

St Charles Fire District 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>Assessed Valuation</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 & 4000 Building 300 LLC ***	Streets of St Charles	16,160,674	-	16,160,674
Tilden Fundamental Time Centre Apts LLC/ Tilden Sunbrook	Time Centre Apts/Sunbrook Apts	12,090,605	-	12,090,605
Big Box Property Owner D LLC	Warehouse	11,101,983	-	11,101,983
Sun Valley Lake Mo Apartments LLP	Sun Valley Apartments	9,089,131	-	9,089,131
Lindenwood University****	Retail Strip	8,259,712	-	8,259,712
Country Club Place LLC	Country Club Apts	7,763,023	-	7,763,023
TLF LI Streets LLC***	Apartment	7,702,287	-	7,702,287
Hammons John Q Revocable Trust	Embassy Suites	7,149,465	295,710	7,445,175

*TIF 09** TIF 13***TIF 14 *****

Excludes Exempt and TIF Properties

<u>Property Owner</u>	<u>Business</u>	<u>Assessed Valuation</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
Tilden Fundamental Time Centre Apts LLC/ Tilden Sunbrook	Time Centre Apts/Sunbrook Apts	12,090,605	-	12,090,605
Big Box Property Owner D LLC	Warehouse	11,101,983	-	11,101,983
Sun Valley Lake Mo Apartments LLP	Sun Valley Apartments	9,089,131	-	9,089,131
Country Club Place LLC	Country Club Apts	7,763,023	-	7,763,023
Hammons John Q Revocable Trust**	Embassy Suites	7,149,465	295,710	7,445,175
Wal-Mart Sams Real Estate Business Trust	Walmart/Sams	6,549,794	675,407	7,225,201
Villages OBH Apatrments LLC	Bogey Apartments	6,839,340	-	6,839,340
Caplaco Fourteen Inc / Dierberg Zumbahl	Dierberg Stores	5,885,136	127,626	6,012,762

2021 Assessed Valuation - After Board Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
St Charles Fire District 06	1,531,661,530	259,205,841	1,790,867,371
St Charles Fire District TIF # 5, 9 & 13	40,172,387	-	40,172,387

O'Fallon Fire District 11

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>	
Garden Villas/Delmar Gardens	DelMar Gardens	9,723,692	331,710	10,055,402
DP II LLC / Caplaco Five Inc / Caplaco Sixteen	Strip Stores	5,871,452	91,586	5,963,038
THF O'Fallon Development LLC	Walmart	4,957,056	770,919	5,727,975
Spire Missouri Inc	Utility	4,948,565	241,295	5,189,860
Bramblett Hills Owner LLC	Bramblett Hills Apts	4,242,119	-	4,242,119
SAK Construction LLC	Construction	-	3,449,275	3,449,275
THF Laura Hill Dev LLC	Retail Strip Stores	3,330,412	-	3,330,412
Enterprise Leasing/Fm Trust	Leasing Co	-	3,301,373	3,301,373
PEBB Ofallon LLC	O'Fallon Walk	3,163,386	-	3,163,386
MIMG XCVIII Westchester Sub LLC	Winchester Apartments	3,110,687	-	3,110,687

2021 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
O'Fallon Fire District 11	1,589,973,007	278,677,614	1,868,650,621

Wentzville Fire District 13

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>
Mastercard Technologies LLC	Mastercard	15,837,459	49,969,708	65,807,167
General Motors Corporation	Automotive Manufacturing	15,798,116	47,079,878	62,877,994
THF Wentzville Dev. LLC Wal Mart Real Estate	Commercial Property/Walmart	7,144,151	1,533,568	8,677,719
Union Electric Co	Utility	6,712,819	1,024,568	7,737,387
Cuivre River Electric Cooperative	Utility	6,977,193	291,072	7,268,265
Waterways Apartment LP	Apartment	6,911,381	3,700	6,915,081
Darlington Enclave at Winghaven UI LLC	Apartment	6,533,996	-	6,533,996
CHP Ofallon Mo Owner LLC	Senior Living Apartments	5,761,781	29,256	5,791,037
Dierbergs Wentzville LLC	Retail	5,285,742	159,299	5,445,041
Cedar Circle LLC	Cedar Lake Apartments	5,356,405	-	5,356,405

2021 Assessed Valuation - August 21 Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Wentzville Fire District 13	1,901,213,943	407,060,472	2,308,274,415
Wentzville Fire District 13 TIF# 12	<u>2,011,316</u>	<u>-</u>	<u>2,011,316</u>

Cottleville Fire District 14

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>
Nike IHM Inc	Manufacturing	5,032,192	19,201,265	24,233,457
Centene Data Center*	Data Storage	-	20,318,143	20,318,143
Citimortgage Inc	Lending Inst	12,411,896	2,709,159	15,121,055
Enterprise Rent a Car Co	Enterprise Leasing	7,510,937	6,546,275	14,057,212
Worldcom Technologies	Verizon	10,494,271	-	10,494,271
Mid Rivers Investment Group LP	Real Estate / Retail Stores	9,383,554	-	9,383,554
Missouri American Water Company	Utility	8,162,657	660,701	8,823,358
Prairie Point LI LLC	Pheasant Point Apartments	6,497,491	-	6,497,491
Blanchette Real Estate LLC	Center Pointe Hospital	4,586,430	160,811	4,747,241
Natoli Research Park Properties LLC	Natoli Engineering Company Inc	2,782,098	1,551,341	4,333,439

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

2021 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Cottleville Fire District 14	1,336,123,804	257,926,617	1,594,050,421

Lake St Louis Fire District 15

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>
Ravid Lake St Louis LI LLC	Retail	6,230,715	-	6,230,715
National Information Solutions Cooperative	Office / Warehouse	4,694,071	979,569	5,673,640
SSM Health Care II	Medical	5,374,257	202,988	5,577,245
USR Desco Lake St Louis LLC	Retail/Schnusks	1,656,353	150,360	1,806,713
Cuivre River Electric Coop	Utility	1,516,583		1,516,583
Private Owner	Private Owner	1,068,857	51,371	1,120,228
Bent Oak LLC	Bent Oak Apartments	1,224,174	-	1,224,174
Lake Forest Golf and Country Club Inc	Golf & Country Club	924,330	35,105	959,435
Palmer Properties LSL LLC	Offices	895,692	-	895,692
TPAF VII Lake St Louis LLC	Synergy Apartments	4,615,306	-	4,615,306

2021 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Lake St Louis Fire District 15	288,336,369	43,873,022	332,209,391

New Melle Fire District 17

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>
Cuivre River Electric Cooperative	Utility	4,267,602	-	4,267,602
RGK Investments LLC	Karrenbrock Construction Co.	482,475	1,070,441	1,552,916
Weber Fred Inc	Industrial	564,569	822,727	1,387,296
BMC Stone LLC	Defiance Quarry	180,734	932,256	1,112,990
True Femme Osage Farms / Hunt Club LLC	Real Estate	802,267	13,398	815,665
Femme Osage Grove LLC	Farm	618,290	18,748	637,038
Porky Joerling Trucking Inc	Porky Joerling Trucking Inc	53,647	442,115	495,762
Weber Liv Trust	New Melle Town Square	435,200	-	435,200
Quarry Wine Garden LLC	Winery	412,908	4,677	417,585
WARVID LLC	Farm	374,211	-	374,211

2021 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
New Melle Fire District 17	246,525,067	43,568,062	290,093,129

Augusta Fire District 18

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>
Boone Valley Golf Club Inc	Golf Club	1,269,119	398,454	1,667,573
201 Montelle Drive LLC	Montelle / Augusta Winery	1,327,949	18,757	1,346,706
5634 High Street LLC	Mount Pleasant Winery	1,091,097	37,942	1,129,039
Sycamore Valley Lake LLC	Developer/Farm	827,163	-	827,163
Cuivre River Electric Cooperative	Utility	667,816	-	667,816
Chandler Hill Holdings LLC	Chandler Hill Vineyards	534,338	20,458	554,796
Defiance Ridge Vineyards LLC	Defiance Ridge Winery	475,612	60,358	535,970
Private Owner	Residence	465,887	23,031	488,918
Brushy Creek Land Co	Farm	392,795	-	392,795
Ballmann Earthworks	Const	55,237	337,366	392,603

2021 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Augusta Fire District 18	57,389,034	8,895,482	66,284,516

Orchard Farm Fire District 19

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>
McDonnell Douglas Corp	Aircraft Manufacturing	97,130	418,125	515,255
Alexander Richardson Weber LLC	Yacht Club of St Louis	246,123	171,264	417,387
G & S Construction	Hanger	221,248	178,982	400,230
L & L Harbour Group LLC	North Shore Yacht Club	102,750	229,172	331,922
Boschert Brothers Storage LLC	Retail Warehouse	326,776	-	326,776
Cantwell Timothy E	Lake Center Marina	282,518	31,915	314,433
Hackmann Dale & Misti	Hackmann Lawn & Landscape	105,593	111,674	217,267
Wiesehan Douglas R*Wiesehan Barbara A	Wiesehan Grain Farms	162,929	53,782	216,711
Port Charles Marine Inc	Port Charles Marina	140,182	74,326	214,508
Semke Farming LLC	Farm	109,968	90,537	200,505

2021 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Orchard Farm Fire Dist 19	19,251,101	7,370,001	26,621,102

Central County Fire District 20

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>
Three T's Partnership	True Mfg / Warehouse	20,566,677	9,747,160	30,313,837
Airwick Industries Inc / Reckitt Benckiser	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
Sunedison Semiconductor LLC	MEMC	4,626,686	7,798,280	12,424,966
Mid Rivers Investment Partners LLC	Retail Strip Stores	9,537,024	-	9,537,024
TR Turnberry Corporation	Turnberry Apartments	7,201,961	-	7,201,961
MRE SPMI LLC	Warehouse	7,189,488	-	7,189,488
Aldi Inc	Retail Box Store	4,975,405	1,469,934	6,445,339
Macy Gray Holdings LLC	Centre Apartments	5,880,134	-	5,880,134
Spire Missouri Inc	Utility	5,462,952	392,357	5,855,309

2021 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Central County Fire District 20	1,735,678,745	323,043,099	2,058,721,844

Rivers Pointe Fire District 21

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	8,530,955	10,118,897	18,649,852
South Side Property LLC	Phillips 66	347,292	-	347,292
Hager C And Sons Hinge And MFG Co	Farm	261,473	82,777	344,250
Saale Farm and Grain Company Inc	Farm and Grain	123,372	209,281	332,653
Neustadt Melvin E Jr	Farm and Grain	135,578	95,477	231,055
Spire Missouri Inc	Utility	205,206	17,053	222,259
Simon CS LLC	Simon Crane Service	80,646	137,838	218,484
Machens Derrill & Karla	Farm and Grain	117,620	74,328	191,948
Machens Farms Inc	Farm & Grain	112,337	74,328	186,665
Charah Solutions Inc	Clean Coal Solutions	-	177,027	177,027

2021 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
West Alton Fire District 21	16,265,464	5,132,514	21,397,978

Old Monroe Fire District 22

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>
Cuivre River Electric Coop	Utility	377,618	-	377,618
4425 Hwy 79 LLC	Mobile	232,663	99,990	332,653
Bathe Mary & Martin	Farm & Grain	153,295	2,236	155,531
Private Owner	Private Owner	131,320	3,771	135,091
Private Owner	Private Owner	117,417	17,534	134,951
Private Owner	Private Owner	124,131	5,158	129,289
Private Owner	Private Owner	89,261	26,960	116,221
Private Owner	Private Owner	83,829	30,293	114,122
Private Owner	Private Owner	82,739	29,621	112,360
Private Owner	Private Owner	101,449	9,832	111,281

2021 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Old Monroe Fire District 22	6,373,142	1,180,915	7,554,057