

**East Central Missouri Junior College District**  
**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>
Boone Valley Golf Club	Golf Course	1,269,119	398,454	1,667,573
201 Montelle Drive LLC	Montelle /Augusta Winery	1,327,949	30,371	1,358,320
5634 High Street LLC	Mount Pleasant Winery	1,091,097	37,942	1,129,039
Cuivre River Electric Cooperative	Utility	658,308	-	658,308
Chandler Hill Holdings LLC	Chandler Hill Vineyards	534,338	20,458	554,796
Private Owner	Private Owner	465,887	23,031	488,918
Ballmann Earthworks/Trucking	Const	55,237	337,366	392,603
Zajac Scott A	Bed & Breakfast	370,781	-	370,781
Kessler Farms Inc	Real Estate	246,799	118,101	364,900
Noboleis Vineyards LLC	Noboleis Winery	324,456	39,544	364,000

**St. Charles County Community College District**  
**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>
Pinnacle Entertainment Inc	Gaming Facilities	72,380,488	7,737,189	80,117,677
Mastercard Technologies LLC	Finicial	15,837,459	49,969,708	65,807,167
General Motors	GM Assembly Division	15,798,116	47,079,878	62,877,994
Three T's / True Femme/	True Manufacturing	21,517,115	9,747,160	31,264,275
Union Electric	Utility	16,852,028	12,454,526	29,306,554
McDonnell Douglas Corp	Boeing	10,888,218	15,997,139	26,885,357
Nike IHM Inc	Manufacturing	5,032,192	19,201,265	24,233,457
Spire Missouri Inc	Utility	21,332,645	1,530,650	22,863,295
Cuivre River Electric Cooperative	Utility	21,525,496	291,072	21,816,568
Centene Data Center	Retail	-	20,318,143	20,318,143

## Washington School District 1

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	Golf Course	1,269,119	398,454	1,667,573
201 Montelle Drive LLC	Montelle /Augusta Winery	1,327,949	30,371	1,358,320
5634 High Street LLC	Mount Pleasant Winery	1,091,097	37,942	1,129,039
Cuivre River Electric Cooperative	Utility	658,308	-	658,308
Chandler Hill Holdings LLC	Chandler Hill Vineyards	534,338	20,458	554,796
Private Owner	Private Owner	465,887	23,031	488,918
Ballmann Earthworks/Trucking	Const	55,237	337,366	392,603
Zajac Scott A	Bed & Breakfast	370,781	-	370,781
Kessler Farms Inc	Real Estate	246,799	118,101	364,900
Noboleis Vineyards LLC	Noboleis Winery	324,456	39,544	364,000

### 2021 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Washington R-1 School District	48,557,420	7,639,419	56,196,839

**Fort Zumwalt School District 2**  
**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 /True Manufacturing	True Manufacturing	20,566,677	9,747,160	30,313,837
Airwick Industries Inc	Reckitt Benckiser	4,114,919	13,795,041	17,909,960
Mid Rivers Mall LLC	Mid Rivers Mall	12,595,860	62,693	12,658,553
Sunedison Semiconductor LLC	Manufacturing MEMC	4,626,686	7,798,280	12,424,966
Garden Villas of Ofallon / Delmar Gardens	Delmar Gardens	9,723,692	331,710	10,055,402
Mid Rivers Investment Partners LLC	Retail	9,537,024	-	9,537,024
Spire Missouri Inc	Utility	6,940,609	652,265	7,592,874
Turnberry Apartments Mo Associates LLC Corporation	Apartments	7,201,961	-	7,201,961
MRE SPMI LLC	Warehouse	7,065,288	-	7,065,288
Aldi Inc	Warehouse	5,581,466	1,469,934	7,051,400

**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	2,498,986,193	460,854,142	2,959,840,335

**Francis Howell School District 3**

**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>
City of O'Fallon - Centene Data Center*	Centene Data Center	-	20,318,143	20,318,143
Nike IHM Inc	Manufacturing	5,032,192	19,201,265	24,233,457
Enterprise Rent a Car Co	Enterprise Leasing	7,510,937	6,901,840	14,412,777
Citimortgage Inc	Lending Inst	12,411,896	1,711,849	14,123,745
Missouri American Water Company	Utility	12,017,048	660,701	12,677,749
Worldcom Technologies Inc	Verizon	10,494,271	-	10,494,271
Mid Rivers Investment Group LP	Real Estate	9,383,554	-	9,383,554
Hammons John Q Revocable Trust**	Embassy Suites	7,149,465	295,710	7,445,175
Cuivre River Electric	Utility	8,566,058	-	8,566,058
Country Club Place LLC	Apartments	7,763,023	-	7,763,023
<i>Chapter 100* TIF 09**</i>				

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

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Francis Howell R-3 School District	2,643,524,820	469,036,279	3,112,561,099
Francis Howell R-3 School District TIF# 9	<u>6,580,437</u>	<u>-</u>	<u>6,580,437</u>

**Wentzville School District 4**

**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>
Masatercard 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
Cuivre River Electric Cooperative	Utility	8,129,062	291,072	8,420,134
Union Electric	Utility	6,692,318	1,024,568	7,716,886
THF Wentzville	Retail	7,144,151	-	7,144,151
SSM Health Care St Louis	Medical	6,647,102	283,706	6,930,808
Waterways Apartments LP	Apartment	6,911,381	-	6,911,381
RAVID Lake St Louis LI LLC	Meadows Retail	6,230,715	-	6,230,715
National Information Solutions Cooperative	Business	4,694,071	979,569	5,673,640
Cedar Circle LLC	Apartment	5,356,405	-	5,356,405

\*Chapter 100(taxable portion)

**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	2,133,259,778	443,598,252	2,576,858,030
Wentzville R-4 School District TIF# 12	<u>2,011,316</u>	<u>-</u>	<u>2,011,316</u>

**Orchard Farm School District 5**  
**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	8,531,342	10,118,897	18,650,239
McDonnell Douglas Corp	Aircraft Manufacturing	5,994,216	8,322,537	14,316,753
Big Box Property Owner D LLC	Warehouse	11,101,983	-	11,101,983
Helmsing Family LP/Helmsing Development Group LLC*/ Helmsing Development*	Craftsman Industries	5,408,293	324,078	5,732,371
Westcore CG Fountain Lakes LLC	Warehouse	5,524,202	-	5,524,202
Sysco Food Services of St Louis Inc*	Warehouse	4,075,680	1,245,689	5,321,369
Heartland Coca Cola Bottling Group Inc*	Coca Cola Enterprises Inc	3,767,592	1,263,352	5,030,944
Glazer Investments Inc*	Warehouse	4,079,790	549,868	4,629,658
FedEx Freight East Inc	Warehouse	3,767,591	749,717	4,517,308
Promenade NT LLC	Rental Units	4,349,456	-	4,349,456

TIF # 5 \*

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

Union Electric	Utility	8,531,342	10,118,897	18,650,239
McDonnell Douglas Corp	Aircraft Manufacturing	5,994,216	8,322,537	14,316,753
Big Box Property Owner D LLC	Warehouse	11,101,983	-	11,101,983
Westcore CG Fountain Lakes LLC	Warehouse	5,524,202	-	5,524,202
Sysco Food Services of St Louis Inc	Warehouse	4,075,680	1,245,689	5,321,369
Heartland Coca Cola Bottling Group Inc*	Coca Cola Enterprises Inc	3,767,592	1,263,352	5,030,944
Glazer Investments Inc*	Warehouse	4,079,790	549,868	4,629,658
FedEx Freight East Inc	Warehouse	3,767,591	749,717	4,517,308
Promenade NT LLC	Rental Units	4,349,456	-	4,349,456
S S And D Properties LLC	Retail/Office/warehouse	3,175,194	-	3,175,194

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

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Orchard Farm R-5 School District	379,586,919	92,715,651	472,302,570

**St Charles School District 6**

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

**Excludes Exempt Properties And TIF's**

<u>Property Owner</u>	<u>Business</u>	<u>Assessed Valuation</u>		
		<u>Real Estate</u>	<u>Personal</u>	<u>Total</u>
Pinnacle Entertainment Inc	Ameristar Casino	72,360,843	7,737,189	80,098,032
Tilden Fundamental Time Centre Apts LLC / Sunbrook Apts/Legacy Pure	Time Centre Apt/Sunbrook	15,867,168	-	15,867,168
McDonnell Douglas Corp	Aircraft Manufacturing	4,894,002	7,641,053	12,535,055
Sun Valley Lake Mo Apartments LLP	Sun Valley Lake Apts	9,089,131	750	9,089,881
Walmart Properties Inc/Sams R E Bus Trust	Walmart/Sams	6,549,794	675,407	7,225,201
Villages OBH Apartments LLC	Boogey Apts	6,839,340	-	6,839,340
Edward Rose Millennial Development LLC	The River Crossing Apt	6,246,396	-	6,246,396
Caplaco Fourteen Inc / Dierberg Zumbahl	Dierberg Stores	5,885,136	127,626	6,012,762
Remington Apartments Assoc. LP	Apartment	5,432,817	-	5,432,817
St Charles Senior Housing I Propco LLC	Boulevard Senior Living	4,850,587	-	4,850,587

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

**Includes Exempt Properties And TIF's**

<u>Property Owner</u>	<u>Business</u>	<u>Assessed Valuation</u>		
		<u>Real Estate</u>	<u>Personal</u>	<u>Total</u>
Pinnacle Entertainment Inc	Ameristar Casino	72,360,843	7,737,189	80,098,032
SCND Block 300,1000, 4000 LLC	Streets of St Charles	16,160,674	-	16,160,674
Tilden Fundamental Time Centre Apts LLC / Sunbrook Apts/Legacy Pure	Time Centre Apt/Sunbrook	15,867,168	-	15,867,168
McDonnell Douglas Corp	Aircraft Manufacturing	4,894,002	7,641,053	12,535,055
Sun Valley Lake Mo Apartments LLP	Sun Valley Lake Apts	9,089,131	-	9,089,131
Lindenwood University	Retail	8,259,712	-	8,259,712
TLF LI Streets LLC	Apartment	7,702,287	-	7,702,287
Walmart Properties Inc/Sams R E Bus Trust	Walmart/Sams	6,549,794	675,407	7,225,201
Villages OBH Apartments LLC	Boogey Apts	6,839,340	-	6,839,340
Caplaco Fourteen Inc / Dierberg Zumbahl	Dierberg Stores	5,885,136	127,626	6,012,762

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
St Charles R-6 School District	1,025,007,829	162,146,077	1,187,153,906
St Charles R-6 School District TIF#13 & 14	<u>33,591,950</u>	<u>-</u>	<u>33,591,950</u>