

Old Monroe Fire District 22

Top Ten Value Accounts Based on 2019 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	361,044	-	361,044
4425 Hwy 79 LLC	Mobile	230,777	99,990	330,767
Private Owner	Private Owner	144,060	5,402	149,462
Private Owner	Private Owner	112,064	22,250	134,314
Private Owner	Private Owner	116,051	-	116,051
Private Owner	Private Owner	91,912	14,300	106,212
Private Owner	Private Owner	77,078	19,315	96,393
Private Owner	Private Owner	68,963	24,032	92,995
Private Owner	Private Owner	84,599	7,959	92,558
Private Owner	Private Owner	60,562	28,282	88,844

2019 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Old Monroe Fire District 22	5,727,432	916,106	6,643,538

Unincorporated Fire District 00
Top Ten Value Accounts Based on 2019 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	Cell Tower	116,920	-	116,920
Union Electric	Electric Co	72,000	-	72,000
Deere Credit Inc	Leased Equipment	-	34,039	34,039
T-Mobile Central LLC Mo07710	Cell Tower	-	9,962	9,962
Peruque Island LTD	Island	7,275	-	7,275
Private Owner	Private Owner	6,307	-	6,307
De Lage Landen Financial Svcs Inc	Leased Equipment	-	3,771	3,771
Missouri American Water Co	Utility	2,816	-	2,816
William Scotsman Inc	Leased Equipment	-	2,555	2,555
Private Owner	Island	805	-	805

2019 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Unincorporated Fire District 00	134,780	51,933	186,713

St Charles Fire District 06

Top Ten Value Accounts Based on 2019 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	84,564,007	8,417,710	92,981,717
McDonnell Douglas Corp / The Boeing Company	Aircraft Manufacturing	10,209,016	15,416,090	25,625,106
Tilden Fundamental Time Centre Apts LLC/ Tilden Sunbrook	Time Centre Apts/Sunbrook Apts	11,832,271	-	11,832,271
SCND Block 1000 & 4000 LLC ***	Streets of St Charles	10,560,480	-	10,560,480
Big Box Property Owner D LLC	Warehouse	10,415,549	-	10,415,549
Hammons John Q Revocable Trust**	Embassy Suites	8,986,843	416,612	9,403,455
Lindenwood University****	Retail Strip	8,263,591	-	8,263,591
Sun Valley Lake Mo Apartments LLP	Sun Valley Apartments	7,912,776	-	7,912,776
TLF LI Streets LLC***	Apartment	7,330,694	-	7,330,694
Wal-Mart Sams Real Estate Business Trust <i>TIF 5* TIF TIF 09** TIF 13***TIF 14 ****</i>	Walmart/Sams	6,287,046	945,251	7,232,297

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	84,564,007	8,417,710	92,981,717
McDonnell Douglas Corp / The Boeing Company	Aircraft Manufacturing	10,209,016	15,416,090	25,625,106
Tilden Fundamental Time Centre Apts LLC/ Tilden Sunbrook	Time Centre Apts/Sunbrook Apts	11,832,271	-	11,832,271
Big Box Property Owner D LLC	Warehouse	10,415,549	-	10,415,549
Sun Valley Lake Mo Apartments LLP	Sun Valley Apartments	7,912,776	-	7,912,776
Wal-Mart Sams Real Estate Business Trust	Walmart/Sams	6,287,046	945,251	7,232,297
Country Club Place LLC	Country Club Apts	6,944,967	-	6,944,967
Caplaco Fourteen Inc / Dierberg Zumbahl	Dierberg Stores	6,157,496	93,432	6,250,928
USRLP Fountain Lakes LLC	Warehouse	5,968,543	-	5,968,543
Bogey Hills Aquistion LLC	Apartments	5,771,809	-	5,771,809

2019 Assessed Valuation - After Board Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
St Charles Fire District 06	1,366,975,912	229,009,112	1,595,985,024
St Charles Fire District TIF # 5, 9 & 13	65,327,528	-	65,327,528

O'Fallon Fire District 11

Top Ten Value Accounts Based on 2019 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	9,687,767	384,467	10,072,234
DP II LLC / Caplaco Five Inc / Caplaco Sixteen	Strip Stores	5,575,952	98,936	5,674,888
THF O'Fallon Development LLC	Walmart	5,046,068	533,498	5,579,566
Spire Missouri Inc	Utility	4,160,233	206,796	4,367,029
SAK Construction LLC	Construction	-	4,248,962	4,248,962
Bramblett Hills Owner LLC	Bramblett Hills Apts	4,183,149	-	4,183,149
THF Laura Hill Dev LLC	Retail Strip Stores	3,938,041	-	3,938,041
PEBB Ofallon LLC	O'Fallon Walk	3,241,597	-	3,241,597
O'Fallon Crossing Estate Corporation	Retail Strip Stores	3,159,529	-	3,159,529
MIMG XCVIII Westchester Sub LLC	Leasing Co	2,939,782	-	2,939,782

2019 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
O'Fallon Fire District 11	1,440,082,560	241,061,673	1,681,144,233

Wentzville Fire District 13

Top Ten Value Accounts Based on 2019 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>
General Motors Corporation	Automotive Manufacturing	15,831,907	56,268,462	72,100,369
THF Wentzville Dev. LLC Wal Mart Real Estate	Commercial Property/Walmart	7,239,451	1,215,580	8,455,031
Cuivre River Electric Cooperative	Utility	6,498,984	264,370	6,763,354
Union Electric Co	Utility	5,667,503	1,041,999	6,709,502
Mastercard	Mastercard	-	6,201,543	6,201,543
Darlington Enclave at Winghaven UI LLC	Apartment	6,123,962	-	6,123,962
Waterways Apartment LP	Apartment	6,028,371	19,274	6,047,645
CHP Ofallon Mo Owner LLC	Senior Living Apartments	5,730,279	10,516	5,740,795
Lila Inc	Shoppes at Hawks Ridge	5,652,226	-	5,652,226
Dierberg Wentzville LLC	Dierberg Stores / Retail Stores	5,234,063	140,034	5,374,097

2019 Assessed Valuation - August 21 Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Wentzville Fire District 13	1,636,068,800	319,004,505	1,955,073,305
Wentzville Fire District 13 TIF# 12	<u>2,047,187</u>	<u>-</u>	<u>2,047,187</u>

Cottleville Fire District 14

Top Ten Value Accounts Based on 2019 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>
Centene Data Center*	Data Storage	-	18,573,724	18,573,724
Enterprise Rent a Car Co	Enterprise Leasing	7,616,406	8,748,802	16,365,208
Citimortgage Inc	Lending Inst	12,534,463	3,733,809	16,268,272
Nike IHM Inc	Manufacturing	4,410,837	7,786,349	12,197,186
Worldcom Technologies	Verizon	10,907,893	-	10,907,893
Mid Rivers Investment Group LP	Real Estate / Retail Stores	10,636,147	-	10,636,147
Missouri American Water Company	Utility	8,668,188	595,672	9,263,860
Prairie Point LI LLC	Pheasant Point Apartments	5,787,673	-	5,787,673
Blanchette Real Estate LLC	Center Pointe Hospital	4,214,880	197,115	4,411,995
Natoli Research Park Properties LLC	Natoli Engineering Company Inc	2,833,070	1,481,612	4,314,682

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

2019 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Cottleville Fire District 14	1,220,144,075	225,241,367	1,445,385,442

Lake St Louis Fire District 15

Top Ten Value Accounts Based on 2019 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	8,507,896	2,002	8,509,898
National Information Solutions Cooperative	Office / Warehouse	4,768,341	983,077	5,751,418
SSM Health Care II	Medical	5,251,833	212,753	5,464,586
USR Desco Lake St Louis LLC	Retail/Schnusks	1,833,120	192,247	2,025,367
Cuivre River Electric Coop	Utility	1,429,643		1,429,643
Bent Oak LLC	Bent Oak Apartments	1,119,567	-	1,119,567
Private Owner	Private Owner	1,053,474	63,110	1,116,584
Lake Forest Golf and Country Club Inc	Golf & Country Club	950,173	35,190	985,363
Peruque Crossing Shopping Center LLC	Retail	909,409	-	909,409
Palmer Properties	Real Estate	904,063	-	904,063

2019 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	266,756,985	38,446,393	305,203,378

New Melle Fire District 17

Top Ten Value Accounts Based on 2019 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	4,007,359	-	4,007,359
Weber Fred Inc	Industrial	556,403	691,953	1,248,356
RGK Investments LLC	Karrenbrock Construction Co.	351,903	723,784	1,075,687
BMC Stone LLC	Defiance Quarry	178,117	831,334	1,009,451
True Femme Osage Farms / Hunt Club LLC	Real Estate	752,281	45,111	797,392
Joerling Nicholas & Bobbi Jo	Diamond Hauling LLC	100,562	417,511	518,073
Porky Joerling Trucking Inc	Porky Joerling Trucking Inc	51,212	428,095	479,307
Quarry Wine Garden LLC	Winery	460,897	-	460,897
BFB Enterprises LLC	New Melle Town Square	416,492	-	416,492
McCann Fam Farms Inc	Farm	325,339	-	325,339

2019 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
New Melle Fire District 17	216,005,950	37,612,848	253,618,798

Augusta Fire District 18

Top Ten Value Accounts Based on 2019 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	1,255,558	292,600	1,548,158
T&CK Land Co. LLC	Montelle / Augusta Winery	1,087,191	36,331	1,123,522
Sycamore Valley Lake LLC	Developer/Farm	778,286	-	778,286
MPW Inc	Mount Pleasant Winery	605,792	44,372	650,164
Cuivre River Electric Cooperative	Utility	638,513	-	638,513
Chandler Hill Holdings LLC	Chandler Hill Vineyards	524,060	31,570	555,630
Defiance Ridge Vineyards LLC	Defiance Ridge Winery	457,592	70,604	528,196
Kessler Farms Inc	Farm	239,695	134,806	374,501
Ballmann Earthworks / Trucking	Const.	51,214	311,588	362,802
Brushy Creek Land Co	Farm	355,530	-	355,530

2019 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Augusta Fire District 18	50,993,421	7,762,963	58,756,384

Orchard Farm Fire District 19

Top Ten Value Accounts Based on 2019 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	95,161	766,520	861,681
Two Rivers Ag LLC	Retail Warehouse	431,591	56,892	488,483
Alexander Richardson Weber LLC	Yacht Club of St Louis	236,318	202,997	439,315
G & S Construction	Hanger	225,837	178,982	404,819
Gibson Arlene E	Gibson Marina / Sharkeys Cove	348,261	10,909	359,170
L & L Harbour Group LLC	North Shore Yacht Club	111,010	229,172	340,182
Cantwell Timothy E	Lake Center Marina	240,014	38,555	278,569
Port Charles Marine Inc	Port Charles Marina	141,806	98,765	240,571
Wiesehan Douglas R*Wiesehan Barbara A	Wiesehan Grain Farms	168,931	53,147	222,078
Zykan Frederick T Trust	Zykan Exteriors StL LLC	69,707	108,333	178,040

2019 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Orchard Farm Fire Dist 19	18,064,509	7,737,553	25,802,062

Central County Fire District 20

Top Ten Value Accounts Based on 2019 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	20,922,740	9,562,310	30,485,050
Airwick Industries Inc / Reckitt Benckiser	Reckitt Benckiser	3,962,229	19,707,802	23,670,031
Mid Rivers Mall LLC	Westfield Mall	14,530,208	120,509	14,650,717
Sunedison Semiconductor LLC	MEMC	4,689,495	8,767,650	13,457,145
Duke Realty Limited Partnership	Amazon	12,120,550	-	12,120,550
Mid Rivers Investment Partners LLC	Retail Strip Stores	10,698,735	-	10,698,735
TR Turnberry Corporation	Turnberry Apartments	6,915,139	-	6,915,139
Aldi Inc	Retail Box Store	4,732,668	1,631,268	6,363,936
Alpla Inc	Manufacturing	1,722,356	3,472,283	5,194,639
Spire Missouri Inc	Utility	4,538,896	376,055	4,914,951

2019 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Central County Fire District 20	1,601,490,076	299,296,759	1,900,786,835

Rivers Pointe Fire District 21

Top Ten Value Accounts Based on 2019 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	8,507,238	9,018,059	17,525,297
Saale Farm and Grain Company Inc	Farm and Grain	137,221	227,601	364,822
Hager C And Sons Hinge And MFG Co	Farm	253,443	89,359	342,802
South Side Property LLC	Phillips 66	331,472	-	331,472
Charah Solutions Inc	Clean Coal Solutions	-	255,801	255,801
Machens Derrill & Karla	Farm and Grain	120,856	92,482	213,338
Dallwitz Michael * Dallwitz Donna	My River Home	175,743	25,462	201,205
Simon CS LLC	Simon Crane Service	69,265	129,228	198,493
Spire Missouri Inc	Utility	183,371	13,649	197,020
Neustadt Melvin E Jr	Pit Stop	50,248	102,280	152,528

2019 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
West Alton Fire District 21	16,265,829	5,074,701	21,340,530