

**East Central Missouri Junior College District**  
**Top Ten Value Accounts Based on 2019 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	1,255,558	292,600	1,548,158
T&CK Land Company LLC	Montelle /Augusta Winery	1,087,191	36,331	1,123,522
MPW Inc	Mount Pleasant Winery	605,792	44,372	650,164
Cuivre River Electric Cooperative	Utility	629,568	-	629,568
Chandler Hill Holdings LLC	Chandler Hill Vineyards	524,060	31,570	555,630
Kessler Farms Inc	Real Estate	239,695	134,806	374,501
Ballmann Earthworks/Trucking	Const	51,214	311,588	362,802
Sunflower Hill LLC	Banquet Hall	263,985	97,028	361,013
Noboleis Vineyards LLC	Noboleis Winery	313,482	45,711	359,193
Private Owner	Private Owner	348,381	5,621	354,002

**St. Charles County Community College District**

**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	Gaming Facilities	84,583,652	8,417,710	93,001,362
General Motors	GM Assembly Division	15,831,907	55,518,509	71,350,416
Three T's / True Femme	True Manufacturing	21,753,835	9,562,310	31,316,145
McDonnell Douglas Corp	Boeing	10,320,117	16,490,714	26,810,831
Union Electric	Utility	15,860,186	10,317,719	26,177,905
Airwick Industries Inc	Reckitt Benckiser	3,962,229	21,193,139	25,155,368
Cuivre River Electric Cooperative	Utility	20,287,038	264,370	20,551,408
Enterprise Rent a Car Co	Enterprise Leasing	7,616,406	12,579,921	20,196,327
Spire Missouri Inc	Utility	17,802,979	1,525,641	19,328,620
Centene Data Center	Retail	-	18,573,724	18,573,724

**Excludes Exempt and TIF Properties - 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>
Pinnacle Entertainment Inc	Gaming Facilities	84,583,652	8,417,710	93,001,362
General Motors	GM Assembly Division	15,831,907	55,518,509	71,350,416
Three T's / True Femme	True Manufacturing	21,753,835	9,562,310	31,316,145
McDonnell Douglas Corp	Boeing	10,320,117	16,490,714	26,810,831
Union Electric	Utility	15,860,186	10,317,719	26,177,905
Airwick Industries Inc	Reckitt Benckiser	3,962,229	21,193,139	25,155,368
Cuivre River Electric Cooperative	Utility	20,287,038	264,370	20,551,408
Enterprise Rent a Car Co	Enterprise Leasing	7,616,406	12,579,921	20,196,327
Spire Missouri Inc	Utility	17,802,979	1,525,641	19,328,620
Centene Data Center	Retail	-	18,573,724	18,573,724

## Washington School District 1

### 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	Golf Course	1,255,558	292,600	1,548,158
T&CK Land Company LLC	Montelle /Augusta Winery	1,087,191	36,331	1,123,522
MPW Inc	Mount Pleasant Winery	605,792	44,372	650,164
Cuivre River Electric Cooperative	Utility	629,568	-	629,568
Chandler Hill Holdings LLC	Chandler Hill Vineyards	524,060	31,570	555,630
Kessler Farms Inc	Real Estate	239,695	134,806	374,501
Ballmann Earthworks/Trucking	Const	51,214	311,588	362,802
Sunflower Hill LLC	Banquet Hall	263,985	97,028	361,013
Noboleis Vineyards LLC	Noboleis Winery	313,482	45,711	359,193
Private Owner	Private Owner	348,381	5,621	354,002

#### 2019 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Washington R-1 School District	43,020,589	6,665,109	49,685,698

**Fort Zumwalt School District 2**  
**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 /True Manufacturing	True Manufacturing	20,922,740	9,562,410	30,485,150
Airwick Industries Inc	Reckitt Benckiser	3,962,229	19,707,802	23,670,031
Mid Rivers Mall LLC	Mid Rivers Mall	14,530,208	120,509	14,650,717
Sunedison Semiconductor LLC	Manufacturing	4,689,495	8,767,650	13,457,145
Mid Rivers Investment Partners LLC	Retail	10,698,735	-	10,698,735
Garden Villas of Ofallon / Delmar Gardens	Delmar Gardens	9,687,767	384,467	10,072,234
Aldi Inc	Warehouse	5,338,729	1,631,268	6,969,997
TR Turnberry Corporation	Apartments	6,915,139	-	6,915,139
Spire Missouri Inc	Utility	5,791,611	486,231	6,277,842
Darlington Enclave At Winghaven UI LLC	Apartments	6,123,962	-	6,123,962

**2019 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	2,273,903,153	413,747,940	2,687,651,093

**Francis Howell School District 3**

**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>
City of O'Fallon - Centene Data Center*	Centene Data Center	-	18,573,724	18,573,724
Enterprise Rent a Car Co	Enterprise Leasing	7,616,406	9,076,555	16,692,961
Nike IHM Inc	Manufacturing	4,410,837	7,786,349	12,197,186
Missouri American Water Company	Utility	10,394,337	595,672	10,990,009
Worldcom Technologies Inc	Verizon	10,907,893	-	10,907,893
Mid Rivers Investment Group LP	Real Estate	10,636,147	-	10,636,147
Hammons John Q Revocable Trust**	Embassy Suites	8,986,843	416,612	9,403,455
Cuivre River Electric	Utility	8,143,669	-	8,143,669
Country Club Place LLC	Apartment	6,944,967	-	6,944,967
Citimortgage Inc	Lending Inst	12,534,463	426,330	12,960,793
<i>Chapter 100* TIF 09**</i>				

**2019 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	2,401,574,490	412,844,681	2,814,419,171
Francis Howell R-3 School District TIF# 9	<u>8,417,813</u>	<u>-</u>	<u>8,417,813</u>

**Wentzville School District 4**

**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	55,933,389	71,765,296
RAVID Lake St Louis LI LLC	Meadows Retail	8,507,896	-	8,507,896
Cuivre River Electric Cooperative	Utility	7,579,043	264,370	7,843,413
THF Wentzville	Retail	7,239,451	-	7,239,451
SSM Health Care St Louis	Medical	6,617,120	398,648	7,015,768
Union Electric	Utility	5,647,002	1,041,999	6,689,001
Mastercard Intl*	Mastercard	-	6,201,543	6,201,543
Waterways Apartments LP	Apartment	6,028,371	-	6,028,371
National Information Solutions Cooperative	Business	4,768,341	983,077	5,751,418
Lila Inc	Retail	5,652,226	-	5,652,226

\*Chapter 100(taxable portion)

**2019 Assessed Valuation - After Board Certified Totals**

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Wentzville R-4 School District	1,851,893,762	350,739,043	2,202,632,805
Wentzville R-4 School District TIF# 12	<u>2,047,187</u>	<u>-</u>	<u>2,047,187</u>

**Orchard Farm School District 5**  
**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	8,507,625	9,018,059	17,525,684
McDonnell Douglas Corp	Aircraft Manufacturing	6,097,528	8,795,077	14,892,605
Big Box Property Owner D LLC	Warehouse	10,415,549	-	10,415,549
Sky High Land LLC/ Sky High Land II LLC	Manufacturing	3,011,625	3,863,173	6,874,798
Heartland Coca Cola Bottling Group Inc*	Coca Cola Enterprises Inc	4,904,581	1,706,289	6,610,870
Sysco Food Services of St Louis Inc*	Warehouse	4,041,825	2,208,366	6,250,191
USRLP Fountain Lakes LLC	Warehouse	5,968,543	-	5,968,543
Helmsing Family LP/Helmsing Development Group LLC*/ Helmsing Development*	Craftsman Industries	4,811,841	546,417	5,358,258
Glazer Investments Inc*	Warehouse	4,079,790	752,001	4,831,791
FedEx Freight East Inc	Warehouse	3,758,348	784,935	4,543,283

TIF # 5 \*

**Top Ten Value Accounts Based on 2019 Real and Personal Property - After B.O.E.**  
**Excludes Exempt and TIF Properties**

Union Electric	Utility	8,507,625	9,018,059	17,525,684
McDonnell Douglas Corp	Aircraft Manufacturing	6,097,528	8,795,077	14,892,605
Big Box Property Owner D LLC	Warehouse	10,415,549	-	10,415,549
Sky High Land LLC/ Sky High Land II LLC	Manufacturing	3,011,625	3,863,173	6,874,798
USRLP Fountain Lakes LLC	Warehouse	5,968,543	-	5,968,543
Sysco Food Services of St Louis Inc	Warehouse	3,536,839	2,208,366	5,745,205
FedEx Freight East Inc	Warehouse	3,758,348	784,935	4,543,283
Unnerstall LLC	National Cart Co	2,257,303	989,648	3,246,951
S S and D Properties	Developer	3,125,252	-	3,125,252
NT Home Builders LLC	Developers	2,577,383	546,417	3,123,800

**2019 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	303,832,626	80,540,735	384,373,361
Orchard Farm R-5 School District TIF# 5, 11	<u>23,094,130</u>	<u>-</u>	<u>23,094,130</u>

**St Charles School District 6**  
**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	Ameristar Casino	84,564,007	8,417,710	92,981,717
Duke Realty Limited Partnership	Distribution Center	12,119,571	-	12,119,571
McDonnell Douglas Corp	Aircraft Manufacturing	4,222,589	7,694,084	11,916,673
Tilden Fundamental Time Centre Apts LLC / Tilden Sunbrook Apts	Time Centre Apt/Sunbrook	11,832,271	2,316	11,834,587
SCND Block 1000, 4000 LLC	Streets of St Charles	10,560,480	-	10,560,480
Lindenwood University	Retail	8,263,591	-	8,263,591
Sun Valley Lake Mo Apartments LLP	Sun Valley Lake Apts	7,912,776	-	7,912,776
TLF LI Streets LLC	Apartment	7,330,694	-	7,330,694
Walmart Properties Inc/Sams R E Bus Trust	Walmart/Sams	6,287,046	945,251	7,232,297
Caplaco Fourteen Inc / Dierberg Zumbahl	Dierberg Stores	6,157,496	93,432	6,250,928

**2019 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	964,485,709	146,678,405	1,111,164,114
St Charles R-6 School District TIF# 11,13 & 14	<u>33,815,585</u>	<u>-</u>	<u>33,815,585</u>