

Unincorporated Fire District 00
Top Ten Value Accounts Based on 2022 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
T-Mobile Central LLC Mo07710	Cell Tower	-	10,410	10,410
Peruque Island LTD	Island	7,275	-	7,275
Private Owner	Private Owner	6,307	-	6,307
Private Owner	Island	805	-	805
Private Owner	Island	591	-	591
Avendco Vending Services	Leased Equipment	-	400	400
All In Worms Bait & Tackle	Leased Equipment	-	396	396
Xerox Corp	Leased Equipment	-	235	235

2022 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	11,611	143,364

St Charles Fire District 06

Top Ten Value Accounts Based on 2022 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	6,990,973	79,351,816
McDonnell Douglas Corp / The Boeing Company	Aircraft Manufacturing	10,775,148	9,909,928	20,685,076
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
SCND Block 1000 LLC ***	Streets of St Charles	9,860,841	-	9,860,841
Sun Valley Lake Mo Apartments LLP	Sun Valley Apartments	9,089,131	1,117	9,090,248
Lindenwood University****	Retail Strip	8,260,888	-	8,260,888
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 <i>TIF 09** TIF 13***TIF 14 ****</i>	Embassy Suites	7,149,465	182,759	7,332,224

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	6,990,973	79,351,816
McDonnell Douglas Corp / The Boeing Company	Aircraft Manufacturing	10,775,148	9,909,928	20,685,076
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	1,117	9,090,248
Country Club Place LLC	Country Club Apts	7,763,023	-	7,763,023
Wal-Mart Sams Real Estate Business Trust	Walmart/Sams	6,568,386	872,048	7,440,434
Hammons John Q Revocable Trust**	Embassy Suites	7,149,465	182,759	7,332,224
PRCP-Mo Bogey Hills LLC	Bogey Apartments	6,839,340	-	6,839,340
TNT Crust LLC	Factory	2,172,824	4,271,054	6,443,878

2022 Assessed Valuation - After Board Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
St Charles Fire District 06	1,563,481,270	307,011,678	1,870,492,948

St Charles Fire District TIF # 13 & 14

33,539,961 - 33,539,961

O'Fallon Fire District 11

Top Ten Value Accounts Based on 2022 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	7,725,647	356,228	8,081,875
Spire Missouri Inc	Utility	5,804,309	229,811	6,034,120
DP II LLC / Caplaco Five Inc / Caplaco Sixteen	Strip Stores	5,871,452	124,665	5,996,117
THF O'Fallon Development LLC	Walmart	4,957,056	576,550	5,533,606
Enterprise Leasing/Fm Trust	Leasing Co	-	5,350,203	5,350,203
SAK Real Estate Holdings LLC	Factory	2,017,008	3,319,496	5,336,504
Jewel Investors LLC	Jewel Apartments	5,307,546	-	5,307,546
Bramblett Hills Owner LLC	Bramblett Hills Apts	4,242,119	-	4,242,119
SAK Construction LLC	Construction	-	3,319,496	3,319,496
THF Laura Hill Dev LLC	Retail Strip Stores	3,297,845	-	3,297,845

2022 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
O'Fallon Fire District 11	1,618,102,446	353,035,886	1,971,138,332

Wentzville Fire District 13

Top Ten Value Accounts Based on 2022 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	52,477,247	68,314,706
General Motors Corporation	Automotive Manufacturing	17,825,562	28,278,145	46,103,707
THF Wentzville Dev. LLC Wal Mart Real Estate	Commercial Property/Walmart	7,144,151	1,265,351	8,409,502
Union Electric Co	Utility	6,624,481	1,020,519	7,645,000
Cuivre River Electric Cooperative	Utility	7,052,039	363,884	7,415,923
Waterways Apartment LP	Apartment	6,911,381	4,216	6,915,597
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	1,684,737	6,970,479
Cedar Circle LLC	Cedar Lake Apartments	5,356,405	-	5,356,405

2022 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Wentzville Fire District 13	1,982,571,859	474,687,607	2,457,259,466
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 2022 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	18,223,168	23,255,360
Centene Data Center*	Data Storage	-	19,346,892	19,346,892
Citimortgage Inc	Lending Inst	12,411,896	2,242,716	14,654,612
Enterprise Rent a Car Co	Enterprise Leasing	7,510,937	6,475,986	13,986,923
Worldcom Technologies	Verizon	10,494,271	-	10,494,271
Mid Rivers Investment Group LP	Real Estate / Retail Stores	9,383,553	-	9,383,553
Missouri American Water Company	Utility	7,745,132	601,625	8,346,757
Prairie Point LI LLC	Pheasant Point Apartments	6,497,491	-	6,497,491
Blanchette Real Estate LLC	Center Pointe Hospital	4,586,430	201,498	4,787,928
Spire Missouri Inc	Utility	4,537,524	158,146	4,695,670

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

2022 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Cottleville Fire District 14	1,350,684,020	305,072,795	1,655,756,815

Lake St Louis Fire District 15

Top Ten Value Accounts Based on 2022 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
SSM Health Care II	Medical	5,994,820	113,152	6,107,972
National Information Solutions Cooperative	Office / Warehouse	4,694,071	830,354	5,524,425
TPAF VII Lake St Louis LLC	Synergy Apartments	4,615,306	-	4,615,306
USR Desco Lake St Louis LLC	Retail/Schnusks	1,656,353	273,563	1,929,916
Cuivre River Electric Coop	Utility	1,512,637		1,512,637
Bent Oak LLC	Bent Oak Apartments	1,223,202	-	1,223,202
Private Owner	Private Owner	1,068,857	59,286	1,128,143
Lake Forest Golf and Country Club Inc	Golf & Country Club	924,330	32,469	956,799
Palmer Properties LSL LLC	Offices	895,692	-	895,692

2022 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	289,209,472	54,370,344	343,579,816

New Melle Fire District 17

Top Ten Value Accounts Based on 2022 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	4,315,808	-	4,315,808
New Frontier Materials Operations Alpha LLC	Industrial	517,533	2,195,597	2,713,130
RGK Investments LLC	Karrenbrock Construction Co.	325,895	1,401,461	1,727,356
BMC Stone LLC	Defiance Quarry	199,832	879,941	1,079,773
True Femme Osage Farms / Hunt Club LLC	Real Estate	802,267	79,748	882,015
Lombardo Homes	Builder	809,024	-	809,024
Femme Osage Grove LLC	Farm	618,290	19,431	637,721
Wells Fargo Vendor Financial Serv LLC	Leased Equipment	507,527	-	507,527
Payne Family Homes LLC	Builder	486,400	-	486,400
Porky Joerling Trucking Inc	Porky Joerling Trucking Inc	61,880	387,762	449,642

2022 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
New Melle Fire District 17	254,834,155	57,837,936	312,672,091

Augusta Fire District 18
Top Ten Value Accounts Based on 2022 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>
201 Montelle Drive LLC, 5634 High St LLC	Montelle / Augusta / Mount Pleasant Winery	2,707,880	166,203	2,874,083
Boone Valley Golf Club Inc	Golf Club	1,345,985	419,383	1,765,368
Sycamore Valley Lake LLC	Developer/Farm	827,163	-	827,163
Cuivre River Electric Cooperative	Utility	670,176	-	670,176
Chandler Hill Holdings LLC	Chandler Hill Vineyards	534,338	21,255	555,593
Defiance Ridge Vineyards LLC	Defiance Ridge Winery	475,612	63,410	539,022
Private Owner	Residence	465,887	23,268	489,155
Ballmann Earthworks	Const	55,237	352,882	408,119
Brushy Creek Land Co	Farm	392,795	-	392,795
Zajac Scott	Bed & Breakfast	370,781	-	370,781

2022 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Augusta Fire District 18	57,555,898	12,535,917	70,091,815

Orchard Farm Fire District 19

Top Ten Value Accounts Based on 2022 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	367,234	464,364
Alexander Richardson Weber LLC	Yacht Club of St Louis	299,430	155,673	455,103
G & S Construction	Hanger	221,248	193,647	414,895
L & L Harbour Group LLC	North Shore Yacht Club	102,750	229,172	331,922
Cantwell Timothy E	Lake Center Marina	282,518	37,069	319,587
Boschert Brothers Storage LLC	Retail Warehouse	283,537	-	283,537
Hackmann Dale & Misti	Hackmann Lawn & Landscape	105,593	167,288	272,881
Semke Farming LLC	Farm	109,968	147,356	257,324
Wiesehan Douglas R*Wiesehan Barbara A	Wiesehan Grain Farms	169,445	61,929	231,374
Port Charles Marine Inc	Port Charles Marina	142,027	76,846	218,873

2022 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Orchard Farm Fire Dist 19	19,437,524	881,122	20,318,646

Central County Fire District 20

Top Ten Value Accounts Based on 2022 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	8,796,257	29,362,934
Airwick Industries Inc / Reckitt Benckiser	Reckitt Benckiser	3,998,738	14,397,714	18,396,452
Sunedison Semiconductor LLC	MEMC	4,626,686	8,038,312	12,664,998
Mid Rivers Mall LLC	Westfield Mall	11,108,368	42,772	11,151,140
Mid Rivers Investment Partners LLC	Retail Strip Stores	9,414,508	-	9,414,508
Alpla Inc	Light Manufacturing	1,835,197	6,888,131	8,723,328
TR Turnberry Corporation	Turnberry Apartments	7,201,961	-	7,201,961
Spire Missouri Inc	Utility	6,441,234	607,208	7,048,442
Aldi Inc	Retail Box Store	5,007,520	1,489,359	6,496,879
Clarendale at St Peters LLC	Home for the Elderly	5,753,690	651,704	6,405,394

2022 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Central County Fire District 20	1,737,109,776	396,120,240	2,133,230,016

Rivers Pointe Fire District 21

Top Ten Value Accounts Based on 2022 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	12,480,789	21,011,744
South Side Property LLC	Phillips 66	457,270	-	457,270
Saale Farm and Grain Company Inc	Farm and Grain	112,259	261,563	373,822
Hager C And Sons Hinge And MFG Co	Farm	261,473	100,286	361,759
Spire Missouri Inc	Utility	231,647	16,110	247,757
Neustadt Melvin E Jr	Farm and Grain	135,578	103,886	239,464
Simon CS LLC	Simon Crane Service	80,646	153,485	234,131
Machens Family LLC	Farm & Grain	101,272	114,940	216,212
Machens Derrill & Karla	Farm and Grain	117,620	71,212	188,832
Dallwitz Michael & Donna	My River Home	170,124	1,079	171,203

2022 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
West Alton Fire District 21	16,405,778	5,819,244	22,225,022

Old Monroe Fire District 22

Top Ten Value Accounts Based on 2022 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	376,974	-	376,974
4425 Hwy 79 LLC	Mobile	232,663	99,990	332,653
Private Owner	Private Owner	131,320	28,217	159,537
Private Owner	Private Owner	124,573	33,086	157,659
Bathe Mary & Martin	Farm & Grain	153,295	267	153,562
Private Owner	Private Owner	117,417	29,146	146,563
Private Owner	Private Owner	124,131	21,305	145,436
Private Owner	Private Owner	116,414	27,480	143,894
Private Owner	Private Owner	115,400	19,915	135,315
Private Owner	Private Owner	130,152	-	130,152

2022 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Old Monroe Fire District 22	6,748,970	1,611,657	8,360,627