

East Central Missouri Junior College District
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 Street LLC, 6601 S Hwy 94 LLC	Montelle /Augusta Winery, Mount Pleasant, Balducci wineries	2,707,879	217,569	2,925,448
Boone Valley Golf Club	Golf Course	1,345,985	419,393	1,765,378
Cuivre River Electric Cooperative	Utility	660,696	-	660,696
Chandler Hill Holdings LLC	Chandler Hill Vineyards	534,338	21,255	555,593
Private Owner	Private Owner	465,887	23,268	489,155
Ballmann Earthworks/Trucking	Const	55,237	352,882	408,119
SHF Properties LLC	Reception Hall	299,053	94,272	393,325
Noboleis Vineyards LLC	Noboleis Winery	324,456	55,993	380,449
Zajac Scott A	Bed & Breakfast	370,781	-	370,781
Kessler Farms Inc	Real Estate	246,799	110,936	357,735

St. Charles County Community College District
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	Gaming Facilities	72,380,488	6,990,973	79,371,461
Mastercard Technologies LLC	Finicial	15,837,459	52,477,247	68,314,706
General Motors	GM Assembly Division	17,825,562	28,278,145	46,103,707
Union Electric	Utility	16,763,690	15,658,226	32,421,916
Three T's / True Femme/	True Manufacturing	21,613,813	8,796,257	30,410,070
Spire Missouri Inc	Utility	25,127,071	1,533,327	26,660,398
Nike IHM Inc	Manufacturing	5,032,192	18,223,168	23,255,360
Cuivre River Electric Cooperative	Utility	21,657,336	363,884	22,021,220
McDonnell Douglas Corp	Boeing	10,888,218	10,515,763	21,403,981
Centene Data Center	Retail	-	19,346,892	19,346,892

Washington School District 1

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	Montelle /Augusta Winery, Mo	2,707,879	217,569	2,925,448
Boone Valley Golf Club	Golf Course	1,345,985	419,393	1,765,378
Cuivre River Electric Cooperative	Utility	660,696	-	660,696
Chandler Hill Holdings LLC	Chandler Hill Vineyards	534,338	21,255	555,593
Private Owner	Private Owner	465,887	23,268	489,155
Ballmann Earthworks/Trucking	Const	55,237	352,882	408,119
SHF Properties LLC	Reception Hall	299,053	94,272	393,325
Noboleis Vineyards LLC	Noboleis Winery	324,456	55,993	380,449
Zajac Scott A	Bed & Breakfast	370,781	-	370,781
Kessler Farms Inc	Real Estate	246,799	110,936	357,735

2022 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Washington R-1 School District	48,753,832	10,956,447	59,710,279

Fort Zumwalt School District 2
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 /True Manufacturing	True Manufacturing	20,566,677	8,796,257	29,362,934
Airwick Industries Inc	Reckitt Benckiser	3,998,738	14,395,753	18,394,491
Sunedison Semiconductor LLC	Manufacturing MEMC	4,626,686	8,038,312	12,664,998
Mid Rivers Mall LLC	Mid Rivers Mall	11,108,368	42,772	11,151,140
Mid Rivers Investment Partners LLC	Retail	9,414,508	-	9,414,508
Spire Missouri Inc	Utility	8,171,379	703,650	8,875,029
ALPLA Inc	Warehouse	1,835,197	6,888,131	8,723,328
Enterprise Leasing Co, Rent a Car, Fm Trust	Auto rental	-	8,585,434	8,585,434
Garden Villas of Ofallon / Delmar Gardens	Delmar Gardens	7,725,647	356,228	8,081,875
Turnberry Apartments Mo Associates LLC Corporation	Apartments	7,201,961	-	7,201,961

2022 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	2,521,894,845	575,726,900	3,097,621,745

Francis Howell School District 3

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
City of O'Fallon - Centene Data Center*	Centene Data Center	-	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	6,582,328	14,093,265
Missouri American Water Company	Utility	11,775,870	601,625	12,377,495
Worldcom Technologies Inc	Verizon	10,494,271	-	10,494,271
Mid Rivers Investment Group LP	Real Estate	9,383,553	-	9,383,553
Spire Missouri Inc	Utility	8,598,999	-	8,598,999
Cuivre River Electric	Utility	8,571,737	-	8,571,737
Country Club Place LLC	Country Club Apartments	7,763,023	-	7,763,023
<i>Chapter 100*</i>				

2022 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	2,666,027,109	572,342,178	3,238,369,287

Wentzville School District 4

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>
Masatercard Technologies LLC	Mastercard	15,837,459	52,477,247	68,314,706
General Motors Corporation*	Automotive Manufacturing	17,825,562	28,858,671	46,684,233
Dierbergs Wentzville LLC, Lake St Louis	Dierbergs	8,756,712	1,684,737	10,441,449
Cuivre River Electric Cooperative	Utility	8,227,460	363,884	8,591,344
Union Electric	Utility	6,603,980	1,020,519	7,624,499
SSM Health Care St Louis	Medical	7,267,665	217,502	7,485,167
THF Wentzville	Retail	7,144,151	-	7,144,151
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	830,354	5,524,425

*Chapter 100(taxable portion)

2022 Assessed Valuation - After Board Certified Totals

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
Wentzville R-4 School District	2,225,940,394	520,416,583	2,746,356,977
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 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	8,531,342	12,545,019	21,076,361
McDonnell Douglas Corp	Aircraft Manufacturing	5,994,216	5,120,410	11,114,626
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	923,040	6,331,333
Glazer Investments Inc*	Warehouse	4,079,790	1,502,116	5,581,906
Westcore CG Fountain Lakes LLC	Warehouse	5,524,202	-	5,524,202
Sysco Food Services of St Louis Inc*	Warehouse	4,075,680	1,218,397	5,294,077
Heartland Coca Cola Bottling Group Inc*	Coca Cola Enterprises Inc	3,767,592	1,504,555	5,272,147
FedEx Freight East Inc	Warehouse	3,767,591	1,014,671	4,782,262
Promenade NT LLC	Rental Units	4,404,938	-	4,404,938

Top Ten Value Accounts Based on 2022 Real and Personal Property - After B.O.E.
Includes Exempt and TIF Properties

Union Electric	Utility	8,531,342	12,545,019	21,076,361
McDonnell Douglas Corp	Aircraft Manufacturing	5,994,216	5,120,410	11,114,626
Big Box Property Owner D LLC	Warehouse	11,101,983	-	11,101,983
TNT Crust LLC	Factory	2,033,432	4,271,054	6,304,486
Glazer Investments Inc*	Warehouse	4,079,790	1,502,116	5,581,906
Westcore CG Fountain Lakes LLC	Warehouse	5,524,202	-	5,524,202
Sysco Food Services of St Louis Inc	Warehouse	4,075,680	1,218,397	5,294,077
Heartland Coca Cola Bottling Group Inc*	Coca Cola Enterprises Inc	3,767,592	1,504,555	5,272,147
FedEx Freight East Inc	Warehouse	3,767,591	1,014,671	4,782,262
Promenade NT LLC	Rental Units	4,349,456	-	4,349,456

2022 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	397,431,881	103,806,882	501,238,763

St Charles School District 6
Top Ten Value Accounts Based on 2022 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	6,990,973	79,351,816
Tilden Fundamental Time Centre Apts LLC / Sunbrook Apts/Legacy Pure	Time Centre Apt/Sunbrook	15,867,168	2,941	15,870,109
McDonnell Douglas Corp	Aircraft Manufacturing	4,894,002	5,356,406	10,250,408
Sun Valley Lake Mo Apartments LLP	Sun Valley Lake Apts	9,089,131	1,117	9,090,248
Walmart Properties Inc/Sams R E Bus Trust	Walmart/Sams	6,568,386	872,048	7,440,434
PRCP-Mo Bogey Hills 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	99,341	5,984,477
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 2022 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	6,990,973	79,351,816
SCND Block 300,1000, 4000 LLC	Streets of St Charles	16,205,121	-	16,205,121
Tilden Fundamental Time Centre Apts LLC / Sunbrook Apts/Legacy Pure	Time Centre Apt/Sunbrook	15,867,168	2,941	15,870,109
McDonnell Douglas Corp	Aircraft Manufacturing	4,894,002	5,356,406	10,250,408
Sun Valley Lake Mo Apartments LLP	Sun Valley Lake Apts	9,089,131	1,117	9,090,248
Lindenwood University	Retail	8,260,888	-	8,260,888
TLF LI Streets LLC	Apartment	7,702,287	-	7,702,287
Walmart Properties Inc/Sams R E Bus Trust	Walmart/Sams	6,568,386	872,048	7,440,434
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

<u>Taxing District</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>
St Charles R-6 School District	1,036,224,880	193,747,047	1,229,971,927
St Charles R-6 School District TIF#13 & 14	<u>33,539,961</u>	<u>-</u>	<u>33,539,961</u>