



St. Joseph GIS

Parcel Report: 016 012 032 10

8/3/2026
2:26:42 PM



Property Address

21978 FAWN RIVER RD
STURGIS, MI, 49091

Owner Address

YODER MARION W
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21978 FAWN RIVER RD
STURGIS, MI 49091

Unit:	016
Unit Name:	WHITE PIGEON

General Information for 2026 Tax Year

Parcel Number:	016 012 032 10
Property Class:	401

Class Name:	RESIDENTIAL
School Dist Code:	75070
School Dist Name:	WHITE PIGEON

PRE 2025:	100%
PRE 2026:	100%

Assessed Value:	\$30,200
Taxable Value:	\$17,985
State Equalized Value:	\$30,200

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2025	\$28,800	\$28,800	\$17,513
2024	\$28,200	\$28,200	\$16,987

Land Information

Acreage:	0.64
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Tax Description

E 189.75 FT OF E 660 FT OF S 148.5 FT OF SE 1/4 SEC 12 T8S R11W.

Sales Information

Sale Date: 10-22-2019

Sale Price: 0
Instrument: WD
Grantor: LAMBRIGHT HARVEY C - ESTATE
Grantee: YODER MARION W
Terms of Sale: 21-NOT USED/OTHER
Liber/Page: 1989/50

Sale Date: 03-03-2014

Sale Price: 20000
Instrument: WD
Grantor: YODER MARION W
Grantee: LAMBRIGHT HARVEY C & PATRICIA
Terms of Sale: 03-ARM'S LENGTH
Liber/Page: 1737/881

Sale Date: 07-27-2004

Sale Price: 35000
Instrument: WD
Grantor: WEEKLY GABRIEL D & SARAH ANN
Grantee: YODER MARION W
Terms of Sale: 03-ARM'S LENGTH
Liber/Page: 1256/556

Sale Date: 06-26-1998

Sale Price: 0
Instrument: WD
Grantor:
Grantee:
Terms of Sale: 03-ARM'S LENGTH
Liber/Page: 0849/663

Sale Date: 06-10-1996

Sale Price: 0
Instrument: WD
Grantor:
Grantee:
Terms of Sale: 03-ARM'S LENGTH
Liber/Page: 0761/528

Sale Date: 12-19-1995

Sale Price: 25000
Instrument: LC
Grantor: CARR
Grantee: RILEY
Terms of Sale: 21-NOT USED/OTHER
Liber/Page: 0746/516

Sale Date: 01-01-1901

Sale Price: 0
Instrument: WD
Grantor:
Grantee:
Terms of Sale: 03-ARM'S LENGTH
Liber/Page: 0606/572

Delinquent Tax Information as of 7/31/2026

*DOES NOT include unpaid taxes on PERSONAL PROPERTY

Tax Year: 2020

Base Tax: 10.2
Base Tax Due: 0
Base Tax Paid: 10.2
Total Due: 0
Last Paid: 05/24/2021

Tax Year: 2019

Base Tax: 80.26
Base Tax Due: 0
Base Tax Paid: 80.26
Total Due: 0
Last Paid: 07/29/2020

Tax Year: 2012

Base Tax: 228.23
Base Tax Due: 0
Base Tax Paid: 228.23
Total Due: 0
Last Paid: 05/20/2013

Tax Year: 2011

Base Tax: 239.15
Base Tax Due: 0
Base Tax Paid: 239.15
Total Due: 0
Last Paid: 07/06/2012

Tax Year: 2007

Base Tax: 0.04
Base Tax Due: 0
Base Tax Paid: 0.04
Total Due: 0
Last Paid: 05/07/2008

Tax History *Total Due as of settlement date

Tax Details 2025 Winter

School Dist. Code:	75070
School Dist. Name:	WHITE PIGEON
Property Class:	401
Class Name:	RESIDENTIAL

Last Payment Date:	December 23, 2025
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Base Tax:	\$509.56
Admin Fees:	\$5.09
Interest Fees:	\$0.00
Total Tax & Fees:	\$514.65
Assessed Value:	\$28,800
Taxable Value:	\$17,513
State Equalized Value:	\$28,800
Exemption Percent:	100%

Base Paid:	\$509.56
Admin Fees Paid:	\$5.09
Interest Fees Paid:	\$0
Total Paid:	\$514.65

Tax Items 2025 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
UNIT OPERATING	0.8956	15.68	\$15.68
UNIT LIBRARY	0.937	16.40	\$16.40
UNIT ROADS	0.7396	12.95	\$12.95
COUNTY COA	0.745	13.04	\$13.04
COUNTY 911	0.9864	17.27	\$17.27
COUNTY ROADS	0.9934	17.39	\$17.39
COUNTY TRANSPORT	0.3274	5.73	\$5.73
COUNTY PARKS	0.2472	4.32	\$4.32
LOCAL SCHOOL OP	18	0.00	\$0.00
SCHOOL DEBT	0.85	14.88	\$14.88
SCH SINKING FUND	2.9354	51.40	\$51.40
ST JOE ISD OP	0.224	3.92	\$3.92
ST JOE ISD SP ED	2.4099	42.20	\$42.20
ST JOE ISD SP EV	0.2891	5.06	\$5.06
ST JOE ISD CTE	0.9817	17.19	\$17.19
GLEN OAKS CC	2.6915	47.13	\$47.13

SCHOOL OPER FC	18	0.00	\$0.00
TOWNSHIP EMS	0	225.00	\$225.00

Tax Details 2025 Summer

School Dist. Code:	75070
School Dist. Name:	WHITE PIGEON
Property Class:	401
Class Name:	RESIDENTIAL
Last Payment Date:	August 26, 2025
Base Tax:	\$183.63
Admin Fees:	\$1.83
Interest Fees:	\$0.00
Total Tax & Fees:	\$185.46
Assessed Value:	\$28,800
Taxable Value:	\$17,513
State Equalized Value:	\$28,800
Exemption Percent:	100%

Base Paid:	\$183.63
Admin Fees Paid:	\$1.83
Interest Fees Paid:	\$0
Total Paid:	\$185.46

Tax Items 2025 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	105.07	\$105.07
COUNTY OPERATING	4.4863	78.56	\$78.56

Tax Details 2024 Winter

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School Dist. Code:	75070
School Dist. Name:	WHITE PIGEON
Property Class:	401
Class Name:	RESIDENTIAL

Last Payment Date:	February 2, 2025
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Base Tax:	\$489.05
Admin Fees:	\$4.89
Interest Fees:	\$0.00
Total Tax & Fees:	\$493.94
Assessed Value:	\$28,200
Taxable Value:	\$16,987
State Equalized Value:	\$28,200
Exemption Percent:	100%

Base Paid:	\$489.05
Admin Fees Paid:	\$4.89
Interest Fees Paid:	\$0
Total Paid:	\$493.94

Tax Items 2024 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
UNIT OPERATING	0.9036	15.34	\$15.34
UNIT LIBRARY	0.9454	16.05	\$16.05
UNIT ROADS	0.7462	12.67	\$12.67
COUNTY COA	0.75	12.74	\$12.74
COUNTY 911	0.993	16.86	\$16.86
COUNTY ROADS	1	16.98	\$16.98
COUNTY TRANSPORT	0.3296	5.59	\$5.59
COUNTY PARKS	0.2489	4.22	\$4.22
LOCAL SCHOOL OP	18	0.00	\$0.00
SCH SINKING FUND	2.9817	50.65	\$50.65
ST JOE ISD OP	0.2262	3.84	\$3.84
ST JOE ISD SP ED	2.4333	41.33	\$41.33
ST JOE ISD SP EV	0.2919	4.95	\$4.95
ST JOE ISD CTE	0.9912	16.83	\$16.83
GLEN OAKS CC	2.7081	46.00	\$46.00
SCHOOL OPER FC	18	0.00	\$0.00

TOWNSHIP EMS	0	225.00	\$225.00
Tax Details 2024 Summer			
School Dist. Code:	75070		
School Dist. Name:	WHITE PIGEON		
Property Class:	401		
Class Name:	RESIDENTIAL		
Last Payment Date:	August 27, 2024		
Base Tax:	\$178.63		
Admin Fees:	\$1.78		
Interest Fees:	\$0.00		
Total Tax & Fees:	\$180.41		
Assessed Value:	\$28,200		
Taxable Value:	\$16,987		
State Equalized Value:	\$28,200		
Exemption Percent:	100%		
Base Paid:	\$178.63		
Admin Fees Paid:	\$1.78		
Interest Fees Paid:	\$0		
Total Paid:	\$180.41		
Tax Items 2024 Summer			
Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	101.92	\$101.92
COUNTY OPERATING	4.5162	76.71	\$76.71
Tax Details 2023 Winter			

School Dist. Code:	75070
School Dist. Name:	WHITE PIGEON
Property Class:	401
Class Name:	RESIDENTIAL

Last Payment Date:	January 25, 2024
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Base Tax:	\$490.76
Admin Fees:	\$4.90
Interest Fees:	\$0.00
Total Tax & Fees:	\$495.66
Assessed Value:	\$26,200
Taxable Value:	\$16,179
State Equalized Value:	\$26,200
Exemption Percent:	100%

Base Paid:	\$490.76
Admin Fees Paid:	\$4.90
Interest Fees Paid:	\$0
Total Paid:	\$495.66

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
UNIT OPERATING	0.9082	14.69	\$14.69
UNIT LIBRARY	0.9487	15.34	\$15.34
UNIT ROADS	0.75	12.13	\$12.13
COUNTY COA	0.7456	12.06	\$12.06
COUNTY 911	0.9942	16.08	\$16.08
COUNTY ROADS	0.9942	16.08	\$16.08
COUNTY TRANSPORT	0.33	5.33	\$5.33
COUNTY PARKS	0.2492	4.03	\$4.03
LOCAL SCHOOL OP	18	0.00	\$0.00
LOCAL SCH DEBT	0.85	13.75	\$13.75
SCH SINKING FUND	3	48.53	\$48.53
ST JOE ISD OP	0.2267	3.66	\$3.66
ST JOE ISD SP ED	2.4383	39.44	\$39.44
ST JOE ISD SP EV	0.2925	4.73	\$4.73
ST JOE ISD CTE	0.9932	16.06	\$16.06
GLEN OAKS CC	2.7109	43.85	\$43.85

SCHOOL OPER FC	18	0.00	\$0.00
TOWNSHIP EMS	0	225.00	\$225.00

Tax Details 2023 Summer

School Dist. Code:	75070
School Dist. Name:	WHITE PIGEON
Property Class:	401
Class Name:	RESIDENTIAL
Last Payment Date:	July 25, 2023
Base Tax:	\$170.22
Admin Fees:	\$1.70
Interest Fees:	\$0.00
Total Tax & Fees:	\$171.92
Assessed Value:	\$26,200
Taxable Value:	\$16,179
State Equalized Value:	\$26,200
Exemption Percent:	100%

Base Paid:	\$170.22
Admin Fees Paid:	\$1.70
Interest Fees Paid:	\$0
Total Paid:	\$171.92

Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	97.07	\$97.07
COUNTY OPERATING	4.5217	73.15	\$73.15

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