



## Section 5: Fiscal Analysis



## Section 5

### Fiscal Analysis – Central Bradford Region

Annual Audit Reports from 1998-2003 were utilized to present a report of the financial condition of the Central Bradford municipalities. Much of this data is also available in ready to download format on the PA DCED Municipal Statistics On Line Database (<http://www.newpa.com/default.aspx?id=223>). Follow links to Community, Local Government Information, Municipal Statistics and Financial Statistics 1998-2003. The applicable municipal codes for accessing the data on line are:

North Towanda Township	080635
Towanda Borough	081143
Towanda Township	081175

#### Taxes & Other Revenue Sources

Tables 5-1 through 5-3 present the major revenue sources for the Central Bradford municipalities for the six year period from 1998 to 2003. The two main revenue categories are local taxes and miscellaneous revenue sources. A varied mixture of local taxes is utilized including Real Estate, Real Estate Transfer, Earned Income, Occupational Privilege, Per Capita, and the Occupation Tax. North Towanda Township does not use the Per Capita Tax and discontinued the Occupation Tax in 2000. Towanda Township does not use the Occupational Privilege Tax and has phased out the Occupation Tax. The two leading local tax sources are the Real Estate and Earned Income taxes for all jurisdictions.

The miscellaneous revenue sources include monies from fines, interest earned on investments, rental or program income, borrowed funds, permit fees and transfers from other government entities. The single largest revenue source for the Townships is the category state intergovernmental revenues which in most cases is the PennDOT Liquid Fuels allocation to the municipality. These funds are derived from fuel taxes and are made available to the municipality for road maintenance purposes.

The Borough's revenue picture is much more complex. Its' top three non-tax sources are financing, state funds and interest/rental income, although from year to year income is found throughout all the above referenced sources.

Towanda Township is the most economical municipality when considering revenue on a per capita basis. For the six year period 1998-2003 it has tax revenue in the range of \$135 to \$165 per capita and a total revenue stream of \$200 to \$250 per capita.

For most years North Towanda Township has tax revenue in the \$200 to \$250 per capita range and total revenue in the \$300 to \$400 range. The Township's per capita tax

revenue in 1999 was \$318, a year in which extraordinary real estate transfer taxes were received.

Towanda Borough's tax revenue is ± \$200 per capita. The total revenue is in the range of \$500 to \$750 per capita, reflecting the greater complexity of programs and revenue sources.

**Table 5-1**

**Major Revenue Sources**

**North Towanda Township 1998-2003**

<b>Revenue Source</b>	1998	1999	2000	2001	2002	2003
<b><u>Taxes</u></b>						
Real Estate Tax	\$127,135	\$127,370	\$129,130	\$116,921	\$114,768	\$108,902
Real Estate Transfer Tax	\$4,320	\$70,071	\$3,916	\$6,573	\$8,607	\$5,393
Earned Income Tax	\$57,432	\$55,564	\$56,313	\$56,798	\$48,804	\$44,551
Occupational Privilege Tax	\$0	\$0	\$35,411	\$34,463	\$30,942	\$29,174
Per Capita Tax	\$0	\$0	\$0	\$0	\$0	\$0
Occupation Tax	\$37,236	\$35,776				
Subtotal	\$226,123	\$288,781	\$224,770	\$214,755	\$203,121	\$188,020
<b><u>Miscellaneous Revenues</u></b>						
Fines & Forfeits	\$2,244	\$2,201	\$2,395	\$2,699	\$2,470	\$2,532
Interest & Rents	\$11,604	\$16,920	\$19,805	\$13,544	\$4,531	\$2,245
Intergovernmental Revenues – Fed.	\$0	\$0	\$0	\$0	\$0	\$0
Intergovernmental Revenues - State	\$47,209	\$47,847	\$48,591	\$45,738	\$46,138	\$46,755
Intergovernmental Revenues - Local	\$0	\$0	\$0	\$0	\$8,101	\$14,441
Solid Waste Revenue	\$48	\$54	\$88	\$79	\$86	\$88
Parking Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Licenses & Permits	\$7,786	\$7,796	\$7,945	\$8,842	\$18,966	\$16,676
Financing Sources	\$33,383	\$25,710	\$60,000	\$62,174	\$12,244	\$11,628
Other Charges	\$8,294	\$8,017	\$8,092	\$7,419	\$8,158	\$9,128
Subtotal	\$110,568	\$108,545	\$146,916	\$140,495	\$100,694	\$103,493
<b>TOTALS</b>	<b>\$336,691</b>	<b>\$397,326</b>	<b>\$371,686</b>	<b>\$355,250</b>	<b>\$303,815</b>	<b>\$291,513</b>
<b><u>Per Capita</u></b>						
Population	909	909	909	927	927	927
Taxes Per Capita	\$249	\$318	\$247	\$232	\$219	\$203
Revenue Per Capita	\$370	\$437	\$409	\$383	\$328	\$314

Table 5-2

**Major Revenue Sources  
Towanda Borough 1998-2003**

<b>Revenue Source</b>	1998	1999	2000	2001	2002	2003
<b><u>Taxes</u></b>						
Real Estate Tax	\$345,737	\$355,966	\$362,818	\$356,524	\$361,228	\$374,886
Real Estate Transfer Tax	\$14,377	\$14,917	\$15,628	\$20,597	\$16,887	\$24,002
Earned Income Tax	\$193,265	\$205,129	\$213,799	\$216,184	\$206,593	\$220,915
Occupational Privilege Tax	\$16,896	\$20,291	\$19,375	\$18,289	\$20,676	\$18,747
Per Capita Tax	\$14,640	\$14,156	\$8,202	\$8,238	\$14,906	\$15,851
Occupation Tax	\$9,101	\$8,664	\$14,330	\$17,297	\$8,356	\$8,887
Subtotal	\$594,016	\$619,123	\$634,152	\$637,129	\$628,646	\$663,288
<b><u>Miscellaneous Revenues</u></b>						
Fines & Forfeits	\$15,962	\$17,738	\$27,435	\$24,209	\$31,184	\$31,746
Interest & Rents	\$139,006	\$133,035	\$167,964	\$145,335	\$102,894	\$72,973
Intergovernment Revenues - Fed.	\$0	\$0	\$250,000	\$0	\$0	\$0
Intergovernment Revenues - State	\$162,063	\$201,148	\$108,173	\$640,900	\$793,327	\$201,170
Intergovernment Revenues - Local	\$13,310	\$16,268	\$18,537	\$2,326	\$50,659	\$23,010
Solid Waste Revenue	\$7,926	\$6,824	\$10,988	\$10,994	\$13,100	\$11,887
Parking Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Recreation and Culture Revenues	\$16,369	\$17,229	\$13,194	\$42,814	\$26,498	\$1,696
Licenses & Permits	\$30,204	\$27,929	\$34,209	\$35,269	\$42,673	\$44,061
Financing Sources	\$549,517	\$416,472	\$732,055	\$634,603	\$517,670	\$383,723
Other Charges	\$39,730	\$31,339	\$49,066	\$51,408	\$73,688	\$115,700
Subtotal	\$974,087	\$867,982	\$1,411,621	\$1,587,858	\$1,651,693	\$885,966
<b>TOTALS</b>	\$1,568,103	\$1,487,105	\$2,045,773	\$2,224,987	\$2,280,319	\$1,549,254
<b><u>Per Capita</u></b>						
Population	3,242	3,242	3,242	3,024	3,024	3,024
Taxes Per Capita	\$183	\$191	\$196	\$211	\$208	\$219
Revenue Per Capita	\$494	\$459	\$631	\$736	\$754	\$512

**Table 5-3**

**Major Revenue Sources  
Towanda Township 1998-2003**

<b>Revenue Source</b>	1998	1999	2000	2001	2002	2003
<b><u>Taxes</u></b>						
Real Estate Tax	\$62,306	\$64,466	\$63,100	\$64,245	\$65,806	\$65,490
Real Estate Transfer Tax	\$4,605	\$4,725	\$2,480	\$3,473	\$11,482	\$7,166
Earned Income Tax	\$83,182	\$94,268	\$96,351	\$97,548	\$109,282	\$114,302
Occupational Privilege Tax	\$0	\$0	\$0	\$0	\$0	\$0
Per Capita Tax	\$2,935	\$2,695	\$2,491	\$3,283	\$384	\$235
Occupation Tax	\$152	\$148	\$146	\$200	\$24	\$0
Subtotal	\$153,180	\$166,302	\$164,568	\$168,749	\$186,978	\$187,193
<b><u>Miscellaneous Revenues</u></b>						
Fines & Forfeits	\$3,228	\$2,597	\$2,655	\$2,721	\$3,252	\$3,391
Interest & Rents	\$11,327	\$9,956	\$21,837	\$14,237	\$6,759	\$1,219
Intergovernment Revenues - Fed.	\$0	\$0	\$0	\$0	\$0	\$0
Intergovernment Revenues - State	\$38,662	\$88,543	\$42,071	\$60,342	\$42,804	\$43,790
Intergovernment Revenues - Local	\$0	\$0	\$0	\$0	\$875	\$27,600
Solid Waste Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Parking Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Recreation and Culture Revenues	\$0	\$0	\$0	\$0	\$0	\$0
Licenses & Permits	\$150	\$390	\$460	\$440	\$0	\$100
Financing Sources	\$8,428	\$10,000	\$2,608	\$19	\$562	\$26,873
Other Charges	\$0	\$0	\$2,830	\$0	\$296	\$1,901
Subtotal	\$61,795	\$111,486	\$72,461	\$77,759	\$54,548	\$104,874
<b>TOTALS</b>	<b>\$214,975</b>	<b>\$277,788</b>	<b>\$237,029</b>	<b>\$246,608</b>	<b>\$241,526</b>	<b>\$292,067</b>
<b><u>Per Capita</u></b>						
Population	1,133	1,133	1,133	1,131	1,131	1,131
Taxes Per Capita	\$135	\$147	\$145	\$149	\$165	\$166
Revenue Per Capita	\$190	\$245	\$209	\$218	\$214	\$258

## Expenditures

Tables 5-4 through 5-6 present the major expenditure categories for the Central Bradford municipalities for the six year period 1998-2003. The main expenditure areas are General Government, Health/Welfare, Public Safety, Streets & Highways, Libraries, Parks and Recreation, Debt Service and Miscellaneous.

For both Townships the top expenditure categories in order based on dollars spent include:

1. Street/highways
2. General Administration
3. Miscellaneous
4. Fire Protection

Towanda Township's expenditures per capita are in the \$140 to \$250 range. For North Towanda Township the range is \$300 to \$500 per capita.

For Towanda Borough the major categories are more numerous and in a different priority order including:

1. Miscellaneous
2. Police
3. General Administration
4. Streets/highways
5. Parks/Recreation
6. Fire Protection
7. Debt Service

Per capita expenditures for the Borough vary from \$400 to \$875 for the timeframe 1998-2003. In the Borough there are more programs and services offered resulting in higher budgetary outlays. For example Police Protection and Parks and Recreation are two categories that are not supported or are only minimally supported in the Townships.

**Table 5-4**

**Major Expenditure Categories**

**North Towanda Township 1998-2003**

<b>Expenditure</b>	1998	1999	2000	2001	2002	2003
General Government						
General Administration	\$61,334	\$67,743	\$68,931	\$174,495	\$105,762	\$103,287
Health & Welfare						
Sewer Expense	\$0	\$0	\$0	\$0	\$0	\$0
Public Health	\$0	\$0	\$0	\$0	\$0	\$0
Solid Waste Expense	\$0	\$0	\$0	\$0	\$0	\$0
Other Public Works	\$0	\$0	\$0	\$0	\$500	\$0
Public Safety						
Police	\$0	\$0	\$0	\$0	\$0	\$0
Fire	\$41,366	\$42,982	\$44,009	\$40,286	\$41,113	\$40,569
Planning & Development	\$3,639	\$2,739	\$3,236	\$3,304	\$4,776	\$17,610
Other Public Safety	\$0	\$0	\$0	\$0	\$0	\$0
Streets & Highways	\$103,809	\$144,700	\$162,838	\$158,675	\$137,693	\$137,574
Libraries	\$1,616	\$1,480	\$0	\$1,647	\$1,480	\$1,480
Parks & Recreation	\$146	\$18	\$2,774	\$294	\$398	\$332
Debt Service	\$5,266	\$3,949	\$0	\$0	\$0	\$0
Miscellaneous Expenditures	\$55,118	\$29,164	\$87,177	\$71,442	\$38,364	\$32,409
Capital Outlay Expenditures	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$272,294</b>	<b>\$292,775</b>	<b>\$368,965</b>	<b>\$450,143</b>	<b>\$330,086</b>	<b>\$333,261</b>
<b>Per Capita</b>						
Population	909	909	909	927	927	927
Expenditure Per Capita	\$300	\$322	\$406	\$486	\$356	\$360

**Table 5-5**

**Major Expenditure Categories**

**Towanda Borough 1998-2003**

<b>Expenditure</b>	1998	1999	2000	2001	2002	2003
General Government						
General Administration	\$249,776	\$245,377	\$286,583	\$244,476	\$241,076	\$216,984
Health & Welfare						
Sewer Expense	\$0	\$0	\$0	\$0	\$0	\$0
Public Health	\$655	\$0	\$0	\$0	\$0	\$0
Solid Waste Expense	\$0	\$0	\$0	\$9,704	\$5,493	\$6,806
Other Public Works	36657	\$86,131	\$27,371	\$24,988	\$192,680	\$208,519
Public Safety						
Police	\$242,236	\$228,235	\$241,380	\$263,733	\$469,548	\$420,891
Fire	\$73,378	\$69,840	\$67,231	\$63,371	\$69,205	\$45,143
Planning & Development	\$17,406	\$20,865	\$268,062	\$28,517	\$677,805	\$33,921
Other Public Safety	\$0	\$0	\$0	\$0	\$49,948	\$0
Streets & Highways	\$213,672	\$201,562	\$179,184	\$717,591	\$200,221	\$213,536
Libraries	\$18,078	\$17,250	\$19,000	\$19,900	\$19,200	\$18,084
Parks & Recreation	\$51,534	\$71,891	\$78,173	\$83,048	\$81,995	\$63,194
Debt Service	\$56,659	\$190,977	\$221,913	\$20,034	\$12,006	\$57,457
Miscellaneous Expenditures	\$377,303	\$188,988	\$528,970	\$624,981	\$622,759	\$482,754
Capital Outlay Expenditures	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$1,337,354</b>	<b>\$1,321,116</b>	<b>\$1,917,867</b>	<b>\$2,100,343</b>	<b>\$2,641,936</b>	<b>\$1,767,289</b>
<b>Per Capita</b>						
Population	3,242	3,242	3,242	3,024	3,024	3,024
Expenditure Per Capita	\$413	\$408	\$592	\$695	\$874	\$584



**Table 5-6**

**Major Expenditure Categories**

**Towanda Township 1998-2003**

<b>Expenditure</b>	1998	1999	2000	2001	2002	2003
General Government						
General Administration	\$40,111	\$38,284	\$39,890	\$42,073	\$48,697	\$102,940
Health & Welfare						
Sewer Expense	\$0	\$0	\$0	\$0	\$0	\$0
Public Health	\$0	\$0	\$81	\$254	\$611	\$0
Solid Waste Expense	\$0	\$0	\$0	\$0	\$0	\$0
Other Public Works	0	\$0	\$0	\$0	\$0	\$0
Public Safety						
Police	\$0	\$0	\$0	\$0	\$0	\$0
Fire	\$25,340	\$21,500	\$45,249	\$35,896	\$19,671	\$30,256
Planning & Development	\$0	\$50,000	\$0	\$0	\$0	\$0
Other Public Safety	\$1,345	\$1,603	\$1,242	\$764	\$880	\$0
Streets & Highways	\$129,859	\$93,457	\$64,086	\$119,026	\$149,000	\$164,072
Libraries	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Parks & Recreation	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service	\$5,181	\$5,081	\$2,590	\$0	\$3,867	\$3,846
Miscellaneous Expenditures	\$14,649	\$11,176	\$5,420	\$6,546	\$6,352	\$29,680
Capital Outlay Expenditures	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$217,685</b>	<b>\$222,301</b>	<b>\$159,758</b>	<b>\$205,759</b>	<b>\$230,278</b>	<b>\$331,994</b>
<b>Per Capita</b>						
Population	1133	1133	1133	1131	1131	1131
Expenditure Per Capita	\$192	\$196	\$141	\$182	\$204	\$254

**Table 5-7**

**Central Bradford Region 1998-2003**

**Municipal Debt Summary**

Year	Total Debt	Population	Debt Per Capita	Credits Against Debt	Total Debt Principal Paid
<b>North Towanda Township</b>					
1998	\$3,910	909	\$4	\$3,910	\$5,125
1999	\$0	909	\$0	\$0	\$3,910
2000	\$0	909	\$0	\$0	\$0
2001	\$0	927	\$0	\$0	\$0
2002	\$0	927	\$0	\$0	\$0
2003	\$0	927	\$0	\$0	\$0
<b>Towanda Borough</b>					
1998	\$3,857,939	3,242	\$1,190	\$1,185,467	\$244,996
1999	\$3,676,214	3,242	\$1,134	\$1,523,517	\$220,727
2000	\$3,438,926	3,242	\$1,061	\$1,651,422	\$248,547
2001	\$3,184,788	3,024	\$1,053	\$1,783,996	\$254,138
2002	\$2,987,749	3,024	\$988	\$1,307,083	\$269,549
2003	\$2,708,997	3,024	\$896	\$922,865	\$278,752
<b>Towanda Township</b>					
1998	\$6,406	1,133	\$6	\$6,406	\$4,966
1999	\$0	1,133	\$0	\$0	\$0
2000	\$0	1,133	\$0	\$0	\$2,571
2001	\$18,315	1,131	\$16	\$18,315	\$0
2002	\$14,749	1,131	\$13	\$14,749	\$3,566
2003	\$11,171	1,131	\$10	\$11,171	\$3,578

Table 5-7 shows that the Townships are limited users of borrowing for their municipal operations. In reality this is also the case for Towanda Borough. In a 2006 debt statement the Borough's total indebtedness for its own operations was \$23,662 which was used exclusively for small equipment loans. The same statement shows borrowing guaranteed on behalf of the Towanda Municipal Authority by the Borough for self-liquidating debt (paid by water and sewer rates) in the amount of \$1,110,366 and a temporary short term grant anticipation loan in the amount of \$1,335,000. Thus for "true" Borough operations the 2006 per capita debt would be approximately \$8/per capita.

Revenue & Expenditure History

Table 5-8 provides a comparison of the yearly revenue and expenditure totals for the Central Bradford municipalities from 1998-2003. In a few instances total expenditures exceed revenues necessitating the use of cash reserves to balance the budget for a particular year.

Table 5-9 presents the amount of local taxes paid per capita and the total revenue and expenditures per capita for 1998-2003. The mix of local taxes sources includes Real Estate, Real Estate Transfer, Earned Income, Occupational Privilege, Per Capital, and the Occupation. The amounts do not include the portion of these same tax sources paid to the County and to school districts. Residents of the Central Bradford region receive local services such as road maintenance, local government administration, fire protection, miscellaneous services, and in the case of the Borough, police protection and recreation programs for municipal taxes in the range of \$135 to \$250 per person annually.

Table 5-8

**Comparison of Revenue & Expenditure  
Central Bradford Municipalities 1998-2003**

	1998	1999	2000	2001	2002	2003
<b>North Towanda Township</b>						
Revenue	\$336,691	\$397,326	\$371,686	\$355,250	\$303,815	\$291,513
Expenditure	\$272,294	\$292,775	\$368,965	\$450,143	\$330,086	\$333,261
Difference	\$64,397	\$104,551	\$2,721	-\$94,893	-\$26,271	-\$41,748
<b>Towanda Borough</b>						
Revenue	\$1,568,103	\$1,487,105	\$2,045,773	\$2,224,987	\$2,280,319	\$1,549,254
Expenditure	\$1,337,354	\$1,321,116	\$1,917,867	\$2,100,343	\$2,641,936	\$1,767,289
Difference	\$230,749	\$165,989	\$127,906	\$124,644	-\$361,617	-\$218,035
<b>Towanda Township</b>						
Revenue	\$214,975	\$277,788	\$237,029	\$246,608	\$241,526	\$292,067
Expenditure	\$217,685	\$222,301	\$159,758	\$205,759	\$230,278	\$331,994
Difference	-\$2,710	\$55,487	\$77,271	\$40,849	\$11,248	-\$39,927

**Table 5-9**

**Central Bradford Region 1998-2003**

**Revenue & Expenditures Per Capita**

Municipality	\$ Per Capita					
	1998	1999	2000	2001	2002	2003
N. Towanda Township						
Local Tax Effort	\$249	\$318	\$247	\$232	\$219	\$203
Revenue	\$370	\$437	\$409	\$383	\$328	\$314
Expenditure	\$300	\$322	\$406	\$486	\$356	\$360
Towanda Borough						
Local Tax Effort	\$183	\$191	\$196	\$211	\$208	\$219
Revenue	\$484	\$459	\$631	\$736	\$754	\$512
Expenditure	\$413	\$408	\$592	\$695	\$874	\$584
Towanda Township						
Local Tax Effort	\$135	\$147	\$145	\$149	\$165	\$166
Revenue	\$190	\$245	\$209	\$218	\$214	\$258
Expenditure	\$192	\$196	\$141	\$182	\$204	\$294

### Real Estate Tax Base and Millage Rates

Table 5-10 presents the market and assessed value of property and the millage rates for the central Bradford region from 1998 to 2003. These values determine the real estate taxes revenue (Tables 5-1 through 5-3) derived in the region which makes up between 20% and  $\frac{1}{3}$  of the total revenue for the municipalities.

North Towanda Township:	36%
Towanda Borough:	20%
Towanda Township:	26%

Real estate taxes are an important source of income and the tax component most closely affected by land use decisions. Real estate tax rates are based on the “mil” which is \$ 0.001, or 1 mil is equal to a tenth (1/10) of a cent. Separate millage rates or the number of mills assessed to the assessed value of your property are set annually by the Township, Borough, County and School District to generate real estate tax revenue. Any growth in the total assessed value of the municipality results in growth in the amount of real estate revenue generated. It is obviously desirable to have a positive growth in the total assessed value and is a sign of a healthy community. Should a municipality lose assessed value it would be considered to be in a declining condition. Towanda Borough and Towanda Township both show modest positive growth in assessed values. Although North Towanda Township does shows a decline in assessed value, it is not indicative of decline, but due to reassessments of its large industrial parcels.

A statistical measure of the potential wealth of a municipality is the Market Value Per Capita. Table 5-10 shows that North Towanda Township has a significant advantage in this regard. Its’ Market Value Per Capita is approximately 2.5 times greater than the values for Towanda Borough and Towanda Township. This situation could be of great advantage to North Towanda should it ever become involved in a bond issue. The 2003 values include:

North Towanda Township	\$74,789 Per Capita
Towanda Borough	\$29,133 Per Capita
Towanda Township	\$30,765 Per Capita

**Table 5-10**

**Real Estate Value & Millage Rates 1998-2003**

**Central Bradford Region**

Year	Real Estate Market Value	Population	Market Value Per Capita	Real Estate Assessed Value	Millage Rate
<b>N. Towanda Township</b>					
1998	\$79,280,000	909	\$87,217	\$33,456,150	3
1999	\$74,709,000	909	\$82,188	\$35,113,050	3
2000	\$76,310,400	909	\$83,950	\$35,102,800	3
2001	\$75,334,500	927	\$81,267	\$34,729,185	3
2002	\$69,096,900	927	\$74,538	\$31,369,985	3
2003	\$69,329,400	927	\$74,789	\$30,019,635	3
<b>Towanda Borough</b>					
1998	\$87,305,000	3,242	\$26,929	\$36,842,500	9
1999	\$79,659,000	3,242	\$24,571	\$37,439,550	9
2000	\$83,869,800	3,242	\$25,870	\$38,580,125	9
2001	\$83,993,500	3,024	\$27,776	\$38,721,025	9
2002	\$84,520,400	3,024	\$27,950	\$38,372,275	9
2003	\$88,099,100	3,024	\$29,133	\$38,146,925	10
<b>Towanda Township</b>					
1998	\$32,160,000	1,133	\$28,385	\$13,571,550	5
1999	\$31,508,000	1,133	\$27,810	\$14,808,900	10
2000	\$31,609,900	1,133	\$27,899	\$14,540,550	4
2001	\$31,591,100	1,131	\$27,932	\$14,563,500	4
2002	\$32,777,000	1,131	\$28,981	\$14,880,750	4
2003	\$34,795,400	1,131	\$30,765	\$15,066,400	4