

CITY OF LIVONIA

2021 ASSESSMENT DATA



DEPARTMENTAL CORRESPONDENCE

DATE: June 10, 2021
TO: Maureen Miller-Brosnan, Mayor
FROM: Linda Gosselin, Assessor
SUBJECT: 2021 Assessment Year

The March Board of Review has adjourned. Our assessment roll and reports for equalization have been completed and delivered to the Wayne County Assessment and Equalization. The following is a brief overview of what transpired this year:

- The Board of Review had 304 total appeals, including 30 virtual appearance appeals and 274 mail-in appeals. Of the 304 total appeals, 19 applications were for poverty exemption and 158 applications for veteran exemption were granted for total property tax relief.
- The 2021 Ad-Valorem Taxable Values are:
Real: 4,198,648,273 – an overall increase from 2020 of ~3.08%.
Personal: 300,911,954 – an overall decrease from 2020 of ~ 1.08%**
GRAND TOTAL: 4,499,560,227 – an overall increase from 2020 of ~2.79%
- The 2021 Act 198 – IFT Taxable Values are:
Real: 62,738,161 – an overall increase from 2020 of 3.66%.
Personal: 29,425,300 – an overall decrease from 2020 of 11.65%**
GRAND TOTAL: 92,163,461
- Michigan Inflation Rate Multiplier History
2021: 1.014
2020: 1.019
2019: 1.024
2018: 1.021
2017: 1.009
2016: 1.003
2015: 1.016
2014: 1.016
2013: 1.024
2012: 1.027
2011: 1.017

***the decrease is due to the small business exemption beginning in 2014 and continuing forward along with the implementation of the Eligible Manufacturing Personal Property exemption beginning in 2016*

AD VALOREM VALUE TOTALS

REAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2020	2021	% CHANGE
Commercial Real	901,683,700	937,675,300	3.99%
Industrial Real	277,465,800	280,292,200	1.02%
Residential Real	3,983,938,550	4,174,758,248	4.79%
TOTALS:	5,163,088,050	5,392,725,748	4.45%

TAXABLE VALUE (TV)			
	2020	2021	% CHANGE
Commercial Real	763,377,604	782,467,277	2.50%
Industrial Real	247,050,455	253,498,760	2.61%
Residential Real	3,062,686,826	3,162,682,236	3.26%
TOTALS:	4,073,114,885	4,198,648,273	3.08%

PERSONAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2020	2021	% CHANGE
Commercial Personal	191,287,500	188,855,800	-1.27%
Industrial Personal	28,557,400	24,429,800	-14.45%
Utility Personal	84,446,500	87,646,400	3.79%
TOTALS:	304,291,400	300,932,000	-1.10%

TAXABLE VALUE (TV)			
	2020	2021	% CHANGE
Commercial Personal	191,287,500	188,855,800	-1.27%
Industrial Personal	28,557,400	24,429,800	-14.45%
Utility Personal	84,350,650	87,626,354	3.88%
TOTALS:	304,195,550	300,911,954	-1.08%

TOTAL AD VALOREM VALUE			
	2020	2021	% CHANGE
STATE EQUALIZED VALUE	5,467,379,450	5,693,657,748	4.14%
TAXABLE VALUE	4,377,310,435	4,499,560,227	2.79%

SPECIAL ACTS TOTALS

REAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2020	2021	% CHANGE
Land Bank Real	84,600	97,200	14.89%
I.F.T. Real	70,982,600	66,279,300	-6.63%
Commercial Real	7,215,600	7,500,500	3.95%
TOTALS:	78,282,800	73,877,000	-5.63%

TAXABLE VALUE (TV)			
	2020	2021	% CHANGE
Land Bank Real	82,029	83,177	1.40%
I.F.T. Real	60,521,836	62,738,161	3.66%
Commercial Real	6,981,910	7,288,681	4.39%
TOTALS:	67,585,775	70,110,019	3.73%

PERSONAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2020	2021	% CHANGE
I.F.T. Personal	33,305,800	29,425,300	-11.65%
TOTALS:	33,305,800	29,425,300	-11.65%

TAXABLE VALUE (TV)			
	2020	2021	% CHANGE
I.F.T. Personal	33,305,800	29,425,300	-11.65%
TOTALS:	33,305,800	29,425,300	-11.65%

TOTAL SPECIAL ACT VALUE			
	2020	2021	% CHANGE
STATE EQUALIZED VALUE	111,588,600	103,302,300	-7.43%
TAXABLE VALUE	100,891,575	99,535,319	-1.34%

**GRAND TOTAL
AD VALOREM & SPECIAL ACTS**

GRAND TOTAL AD VALOREM & SPECIAL ACT VALUE			
	2020	2021	% CHANGE
STATE EQUALIZED VALUE	5,578,968,050	5,796,960,048	3.91%
TAXABLE VALUE	4,478,202,010	4,599,095,546	2.70%

BROWNFIELD TOTALS

BROWNFIELD PARCELS (Included in Ad Valorem Totals)		
	2020	2021
STATE EQUALIZED VALUE	23,243,400	25,689,400
TAXABLE VALUE	21,374,406	23,316,259

Brownfield Districts

- Livonia Marketplace (2008)**
- Livonia Marketplace II (2017)**
- Livonia Commons (2015)**
- Haggerty Square (2019)**

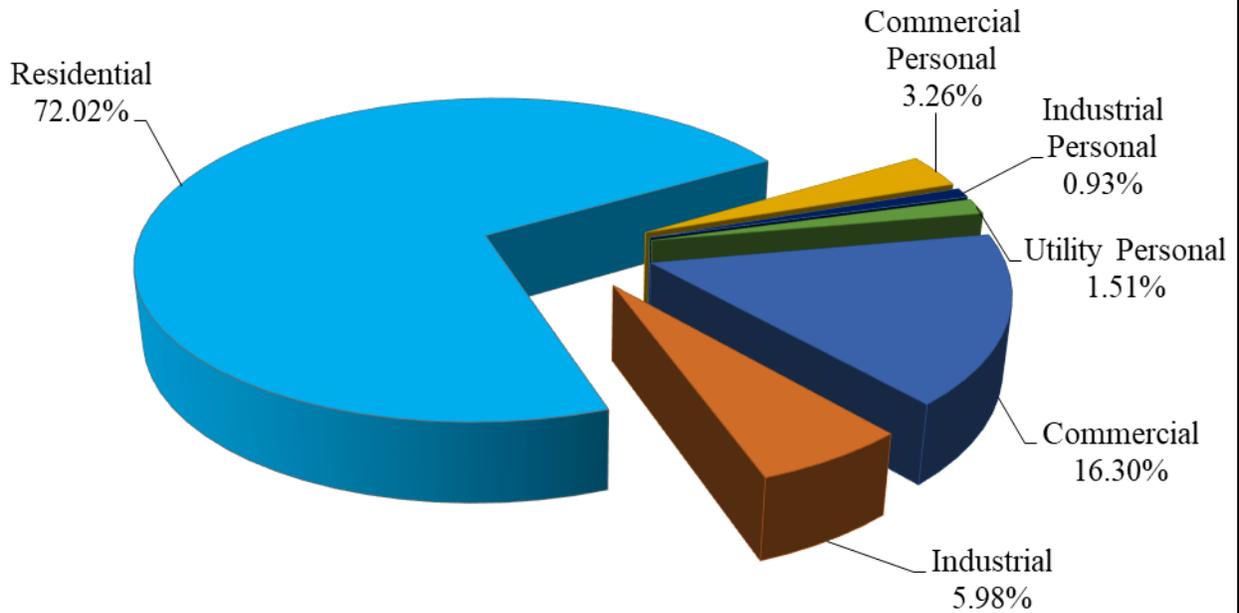
ACT 328 (2,960,412 Taxable Value not included in totals)

- Admiral Tool & Manufacturing Company**
- Helm Incorporated**
- Odyssey Electronics Inc.**
- Washers Inc. DBA Alpha USA (2)**

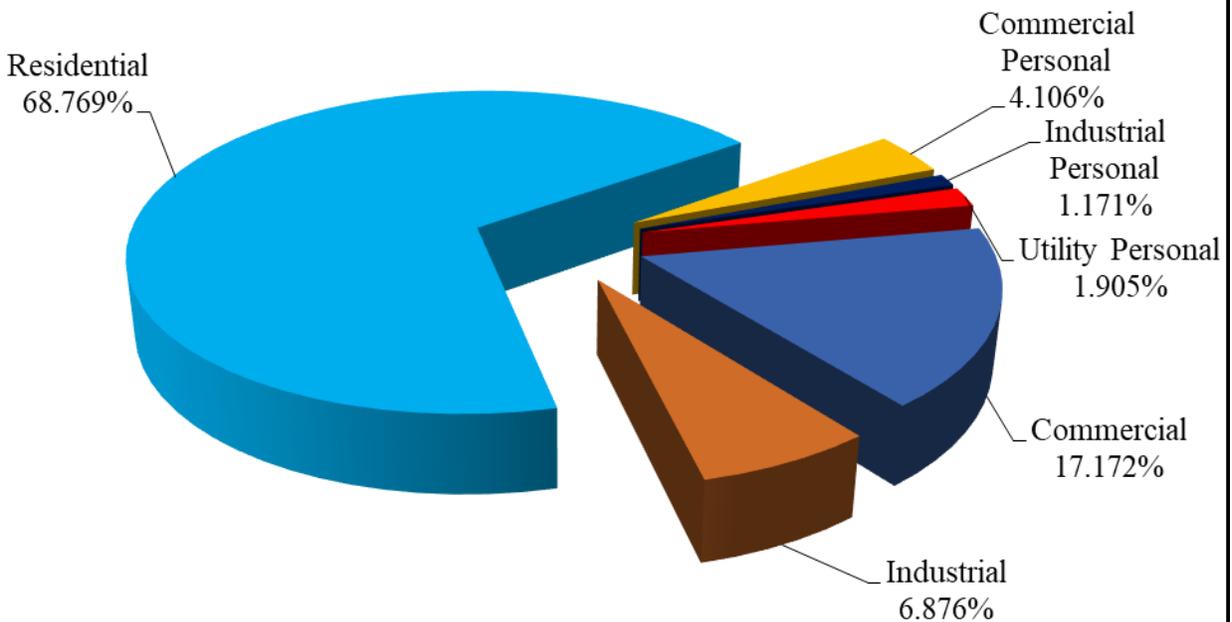
ACT 210 (Commercial Rehab) Taxable Values (Included in Totals)

- 2015: 466,550**
- 2016: 1,389,760**
- 2017: 1,389,900**
- 2018: 1,389,900**
- 2019: 676,800**
- 2020: 676,800**
- 2021: 676,800**

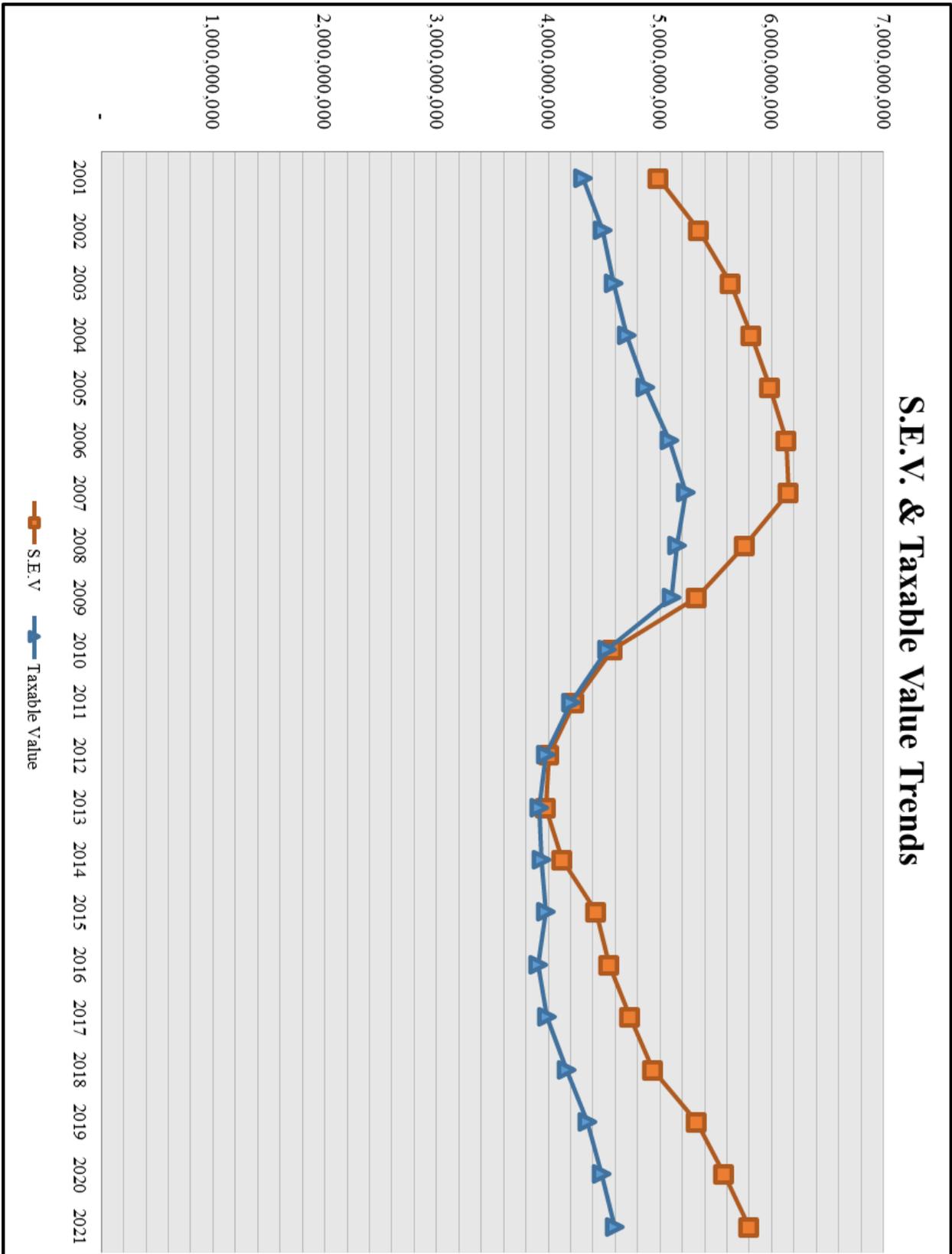
2021 State Equalized Value by Property Class



2021 Taxable Value by Property Class



20 YEAR S.E.V. & TAXABLE VALUE TRENDS



**2021
TAXABLE VALUE
HOMESTEAD vs. NON-HOMESTEAD
RESIDENTIAL PROPERTIES**

**Total Residential Taxable Value:
3,162,682,236**

**Total Residential Parcel Count:
37,800**

**Livonia School District
Taxable Value: 3,005,836,487
Parcel Count: 34,885**

**Homestead Taxable Value:
2,836,338,778 / **94.36%**
Parcel Count: 32,232**

**Non-Homestead Taxable Value:
169,497,709 / 5.64%
Parcel Count: 2,653**

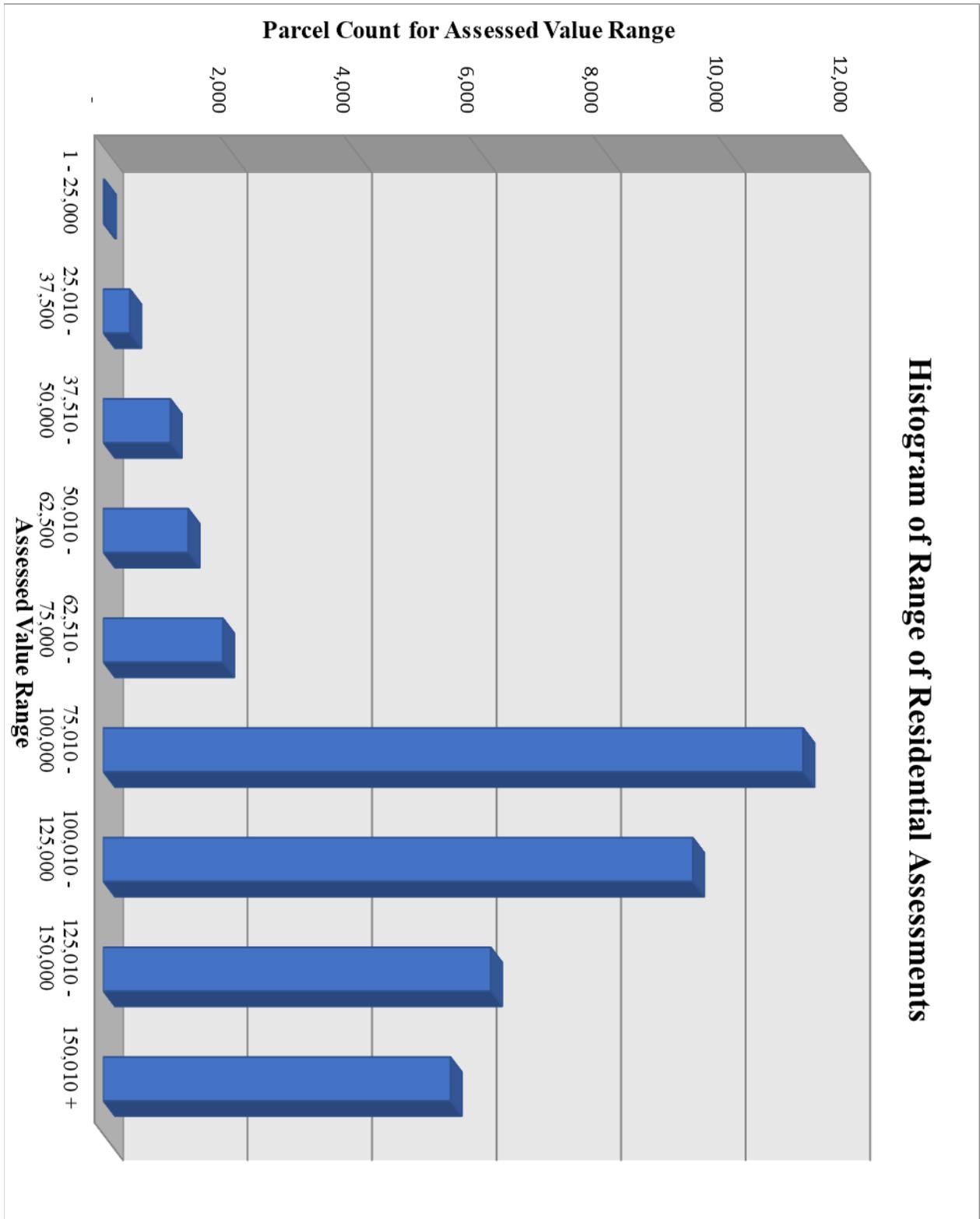
**Clarenceville School District
Taxable Value: 156,845,749
Parcel Count: 2915**

**Homestead Taxable Value:
136,254,174 / **86.87%**
Parcel Count: 2,416**

**Non-Homestead Taxable Value:
20,591,575 / 13.13%
Parcel Count: 499**

2021 RANGE OF RESIDENTIAL ASSESSMENTS				
ASSESSED VALUE RANGE	PARCEL COUNT	ASSESSED VALUE	AVG. IMPROVED ASSESSMENT	% OF TOTAL IMPROVED
1 - 25,000				
TOTAL IMPROVED	23	438,700	19,074	0.06%
VACANT	465	5,770,100		
TOTAL PARCEL COUNT	488	6,208,800		
25,010 - 37,500				
TOTAL IMPROVED	432	14,867,100	34,415	1.16%
VACANT	59	1,806,600		
TOTAL PARCEL COUNT	491	16,673,700		
37,510 - 50,000				
TOTAL IMPROVED	1082	47,656,100	44,044	2.90%
VACANT	14	607,400		
TOTAL PARCEL COUNT	1096	48,263,500		
50,010 - 62,500				
TOTAL IMPROVED	1368	77,631,800	56,748	3.66%
VACANT	4	251,900		
TOTAL PARCEL COUNT	1372	77,883,700		
62,510 - 75,000				
TOTAL IMPROVED	1925	133,933,000	69,576	5.15%
VACANT	0	0		
TOTAL PARCEL COUNT	1925	133,933,000		
75,010 - 100,000				
TOTAL IMPROVED	11243	997,998,400	88,766	30.10%
VACANT	0	0		
TOTAL PARCEL COUNT	11243	997,998,400		
100,010 - 125,000				
TOTAL IMPROVED	9472	1,058,431,700	111,743	25.36%
VACANT	1	125,000		
TOTAL PARCEL COUNT	9473	1,058,556,700		
125,010 - 150,000				
TOTAL IMPROVED	6227	852,240,000	136,862	16.67%
VACANT	0	0		
TOTAL PARCEL COUNT	6227	852,240,000		
150,010+				
TOTAL IMPROVED	5580	994,287,200	178,188	14.94%
VACANT	1	167,600		
TOTAL PARCEL COUNT	5581	994,454,800		
TOTAL IMPROVED PARCEL COUNT:			37,352	
AVG. IMPROVED RESIDENTIAL ASSESSED VALUE:			111,840	
AVG. IMPROVED RESIDENTIAL TAXABLE VALUE:			84,711	
ESTIMATED TRUE CASH VALUE:			2021: \$	223,680
			2020: \$	214,560
			2019: \$	203,200

2020 RANGE OF RESIDENTIAL ASSESSMENTS (CONT'D)



**2021
TOP 40 AD VALOREM STATE EQUALIZED VALUE**

2021 RANK	UNIT NAME	UNIT TYPE	COUNTY	TOTAL AD VALOREM SEV	TOTAL COMM/IND SEV
1	Detroit	City	Wayne	10,944,512,305	5,641,395,598
2	Ann Arbor	City	Washtenaw	9,161,722,437	3,149,036,300
3	Grand Rapids	City	Kent	7,937,603,900	2,544,259,800
4	Troy	City	Oakland	7,156,234,730	2,025,795,490
5	Sterling Heights	City	Macomb	6,427,561,200	1,571,037,100
6	Livonia	City	Wayne	5,693,657,748	1,217,967,500
7	Canton	Township	Wayne	5,576,205,120	982,960,700
8	Bloomfield	Township	Oakland	5,401,084,447	390,595,210
9	Novi	City	Oakland	5,117,122,329	1,446,429,450
10	Warren	City	Macomb	5,056,317,411	1,481,497,860
11	West Bloomfield	Township	Oakland	5,015,531,350	437,751,790
12	Shelby	Township	Macomb	4,956,488,700	996,632,500
13	Macomb	Township	Macomb	4,954,984,626	368,900,256
14	Farmington Hills	City	Oakland	4,908,706,890	1,281,175,240
15	Rochester Hills	City	Oakland	4,907,374,840	791,414,540
16	Dearborn	City	Wayne	4,563,313,650	1,488,868,300
17	Clinton	Township	Macomb	4,032,738,100	1,042,895,800
18	Royal Oak	City	Oakland	3,912,573,490	723,352,950
19	Southfield	City	Oakland	3,766,000,490	1,543,118,270
20	Birmingham	City	Oakland	3,601,647,530	592,991,750
21	Waterford	Township	Oakland	3,454,463,360	539,122,460
22	Wyoming	City	Kent	3,120,154,500	1,079,406,000
23	Commerce	Township	Oakland	2,993,311,400	398,626,010
24	Lansing	City	Ingham	2,910,337,300	1,151,401,600
25	Northville	Township	Wayne	2,801,170,700	323,239,000
26	Portage	City	Kalamazoo	2,766,601,800	937,495,600
27	Kentwood	City	Kent	2,690,901,800	1,168,463,600
28	Pittsfield	Township	Washtenaw	2,682,561,610	842,485,600
29	Westland	City	Wayne	2,612,791,856	635,113,100
30	Orion	Township	Oakland	2,530,294,030	392,526,360
31	Georgetown	Township	Ottawa	2,506,411,078	244,022,100
32	Saint Clair Shores	City	Macomb	2,501,167,212	292,928,000
33	Plymouth	Township	Wayne	2,401,447,810	569,826,460
34	Chesterfield	Township	Macomb	2,352,904,868	444,179,000
35	Independence	Township	Oakland	2,325,254,800	298,664,500
36	Midland	City	Midland	2,285,570,824	760,272,900
37	Meridian	Township	Ingham	2,247,176,400	494,803,400
38	Kalamazoo	City	Kalamazoo	2,190,169,700	829,970,100
39	Auburn Hills	City	Oakland	2,168,606,656	1,400,997,010
40	Cascade	Township	Kent	2,137,401,200	553,908,900

**2020
LARGEST IMPROVED
RESIDENTIAL SALES**

ADDRESS	SALE DATE	SALE PRICE	SQ/FT	SUBDIVISION
18723 VANDERHAVEN	07/30/20	\$ 760,000	4,856	RIVER PINES CONDOMINIUMS
35305 CURTIS	03/16/20	\$ 710,000	4,478	WOODS OF SHEFFIELD ESTATES
34627 SARAH BETH	12/04/20	\$ 630,000	3,733	SARAH ESTATES SITE CONDO
37210 TURNBURY	09/10/20	\$ 570,000	3,165	FOX CREEK MEADOWS
18913 ASPEN	01/23/20	\$ 550,000	3,637	WHISPERING PINES SITE CONDO
17557 LAUREL	08/21/20	\$ 505,000	3,071	SHERWOOD FOREST ESTATES
19231 AUGUSTA	06/12/20	\$ 505,000	2,890	FOX CREEK MEADOWS
19453 FITZGERALD	04/22/20	\$ 500,000	3,206	FITZGERALD GARDENS
30425 MUNGER	02/24/20	\$ 490,000	3,302	GRUDA CONDOMINIUM
35328 CURTIS	07/30/20	\$ 485,000	2,970	SHEFFIELD SUB
33503 CAPRI CT	08/12/20	\$ 472,811	2,360	CAPRI COURT CONDOMINIUMS
18718 GOLFVIEW	07/13/20	\$ 470,500	2,974	BEATRICE GARDENS
19251 SOUTHAMPTON	04/08/20	\$ 460,523	3,266	GILL ORCHARDS SUB
18553 WESTCHESTER	07/31/20	\$ 460,000	3,193	CALIBURN ESTATES
32820 SIX MILE	09/02/20	\$ 450,000	2,477	GREEN BRIER ESTATE
37105 MALLORY	08/06/20	\$ 441,570	2,103	HERITAGE SQUARE SITE CONDO
34420 FARGO	12/11/20	\$ 440,000	3,007	FAIRWAY SUB
17483 ELLEN	09/21/20	\$ 440,000	2,889	PINE CREEK SUB
16826 CANTERBURY	09/09/20	\$ 440,000	2,878	NOTTINGHAM WOODS
20151 HUBBARD	08/05/20	\$ 432,000	3,152	FOLKERS FARMINGTON ACRES

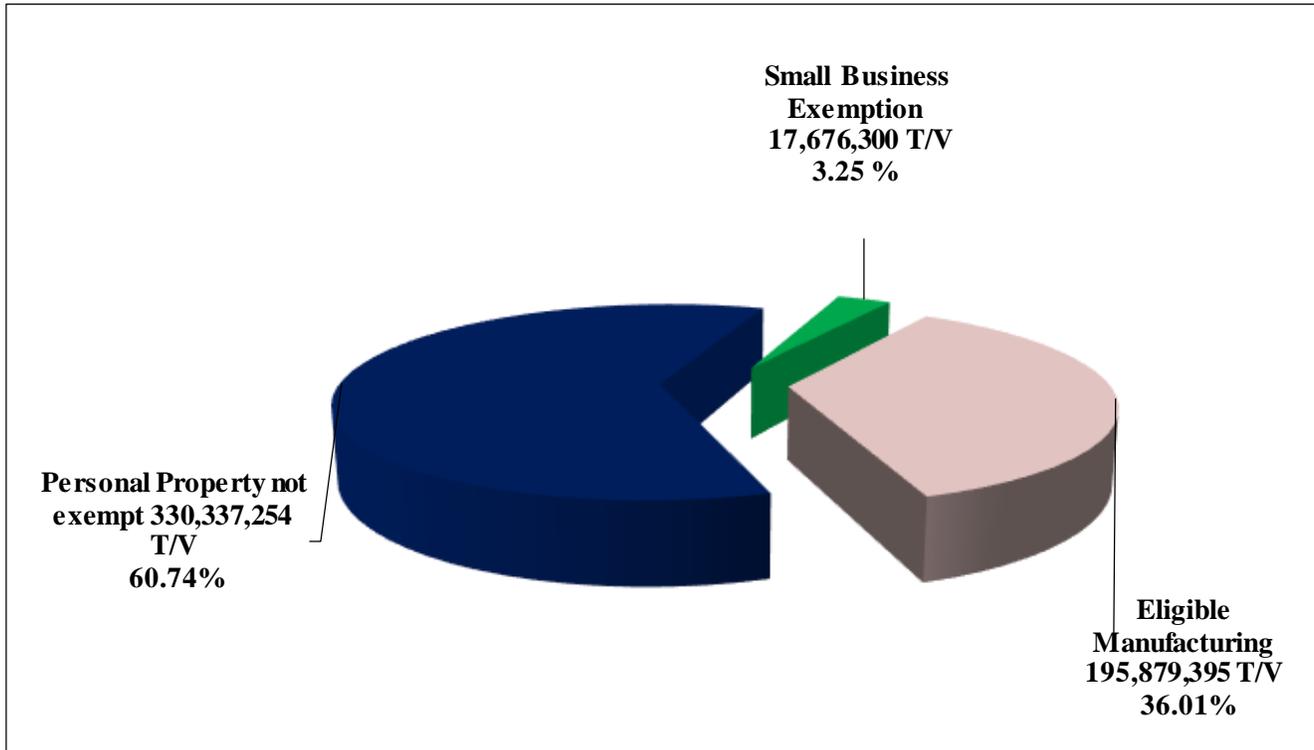
**2020
LARGEST IMPROVED
COMMERCIAL SALES**

ADDRESS	SALE DATE	SALE PRICE	SQ/FT	USE
28811 JAMISON	11/12/20	\$ 11,250,000	152,234	Senior Apartments - Meadows of Livonia
12425 MERRIMAN	12/18/20	\$ 5,870,000	93,473	Office / Grow Facility
36111 SCHOOLCRAFT	11/09/20	\$ 5,000,000	89,248	Office - NYX
28153 EIGHT MILE	09/30/20	\$ 4,500,000	65,865	Self Storage - Cube Smart Self Storage
31478 INDUSTRIAL	02/07/20	\$ 4,015,800	53,131	Office - Multi Tenant
37755 FIVE MILE	02/11/20	\$ 3,000,000	1,920	Restaurant - Tim Hortons
31572 INDUSTRIAL	02/07/20	\$ 2,844,200	40,475	Office - Multi Tenant
11500 MIDDLEBELT	01/28/20	\$ 2,500,000	23,000	Strip Center
12600 STARK	12/23/20	\$ 2,000,000	49,958	Office / Warehouse - Great Lakes Recycling
14600 FARMINGTON	05/21/20	\$ 1,900,000	36,000	Office - Multi Tenant

**2020
LARGEST IMPROVED
INDUSTRIAL SALES**

ADDRESS	SALE DATE	SALE PRICE	SQ/FT	USE
12633 INKSTER	04/09/20	\$ 4,450,000	101,632	Office / Warehouse
12350 SEARS	09/23/20	\$ 3,672,640	132,494	Office / Warehouse
31770 ENTERPRISE	05/04/20	\$ 2,000,999	149,418	Office / Warehouse
12271 GLOBE	12/29/20	\$ 1,995,000	26,265	Office / Warehouse
12859 LEVAN	07/07/20	\$ 775,000	10,360	Office / Warehouse
32433 EIGHT MILE	12/30/20	\$ 525,000	7,505	Office / Warehouse
12324 STARK	07/27/20	\$ 400,000	4,050	Warehouse
12737 INKSTER	07/20/20	\$ 400,000	5,040	Warehouse
12735 INKSTER	03/10/20	\$ 325,000	9,800	Office / Warehouse
12871 FARMINGTON	12/18/20	\$ 260,000	5,000	Office / Warehouse

2021 Calculation of Small Business and Eligible Manufacturing Personal Property Reimbursement



	Personal Property Exemption Loss <u>Taxable Value</u>	Lowest Operating Millage	Estimated State Reimbursement	Actual Amount Received <u>in February</u>	Amount Received <u>in May</u>
2014	9,992,105 x	0.0138878	\$138,768	\$ 138,762.00	\$ -
2015	42,394,820 x	0.0138878	\$588,771	\$ 588,745.00	\$ -
2016	161,148,260 x	0.0138878	\$2,237,995	\$ 3,994,550.33	\$ -
2017	194,170,485 x	0.0138559	\$2,690,407	\$ 4,116,270.55	\$ -
2018	187,585,495 x	0.0138993	\$2,607,307	\$ 2,607,307.08	\$ 1,593,011.30
2019	200,497,025 x	0.0138927	\$2,785,445	\$ 2,788,319.02	\$ 1,829,515.43
2020	205,056,145 x	0.0138878	\$2,847,779	\$2,748,915.46	\$ 2,042,168.40
2021	213,555,695 x	0.0138878	\$2,965,819	_____	_____

In 2020, there were 177 EMPP Exemptions granted and 2,608 Small Business Exemption claims.

Of the 2,608 Small Business Exemption claims filed 2,590 were granted.

**2020 WAYNE COUNTY
CITY MILLAGE RATES**

MUNICIPALITY	SCHOOL DISTRICT NAME	TOTAL CITY MILLAGE	HOMESTEAD RATE	NON- HOMESTEAD RATE
LIVONIA	CLARENCEVILLE SCHOOL	13.2987	37.4729	55.4729
LIVONIA	LIVONIA PUBLIC SCHOOL	13.2987	41.0765	59.0765
PLYMOUTH	PLYMOUTH-CANTON COM	15.5088	43.0580	61.0580
NORTHVILLE	NORTHVILLE PUBLIC SCH	15.7128	43.4840	61.4840
ROMULUS	WAYNE-WESTLAND COM	15.7668	45.2673	63.1665
ROMULUS	WOODHAVEN SCHOOL DIST	15.7668	47.7812	65.7812
ROMULUS	ROMULUS COMMUNITY SCH	15.7668	52.3534	68.7370
BELLEVILLE	VAN BUREN PUBLIC SCHOOL	16.3746	44.9275	62.9275
GROSSE POINTE FARMS	GROSSE POINTE PUBLIC	16.9500	53.0723	65.2677
GROSSE POINTE PARK	GROSSE POINTE PUBLIC	17.1690	53.2913	65.4867
GROSSE POINTE	GROSSE POINTE PUBLIC	17.4716	53.5939	65.7893
GROSSE POINTE SHORES VILLAGE	GROSSE POINTE PUBLIC	17.7031	53.8254	66.0208
GIBRALTAR	GIBRALTAR SCHOOL DIST	18.9728	49.3321	67.3321
RIVERVIEW	RIVERVIEW COMMUNITY	19.0100	48.3950	66.3950
WESTLAND	TAYLOR SCHOOL DISTRICT	19.7141	44.7107	62.7107
WESTLAND	LIVONIA PUBLIC SCHOOL	19.7141	48.4910	66.4910
WESTLAND	WAYNE-WESTLAND COM	19.7141	49.2146	67.1138
WESTLAND	GARDEN CITY SCHOOL DIST	19.7141	51.1035	69.1035
WESTLAND	ROMULUS COMMUNITY SCH	19.7141	56.3007	72.6843
WESTLAND	ROMULUS (INKSTER DEBT)	19.7141	56.7507	73.6525
WESTLAND	TAYLOR (INKSTER DEBT)	19.7141	56.7507	73.6525
FLATROCK	GIBRALTAR SCHOOL DIST	19.9879	50.3472	68.3472
FLATROCK	WOODHAVEN-BROWNSTOWN	19.9879	51.0032	69.0032
FLATROCK	FLAT ROCK COMMUNITY	19.9879	54.2454	72.2454
ROCKWOOD	GIBRALTAR SCHOOL DIST	20.5864	50.9457	68.9457
LINCOLN PARK	LINCOLN PARK PUBLIC SCH	21.1887	54.0041	72.0041
GROSSE POINTE WOODS	GROSSE POINTE PUBLIC	21.3524	57.4747	69.6701
WOODHAVEN	GIBRALTAR SCHOOL DIST	22.4544	52.8137	70.8137
WOODHAVEN	WOODHAVEN-BROWNSTOWN	22.4544	53.4697	71.4697
WYANDOTTE	WYANDOTTE CITY SCHOOL	22.7500	54.0609	72.0609
DEARBORN HEIGHTS	TAYLOR SCHOOL DISTRICT	23.4386	48.4352	66.4352
DEARBORN HEIGHTS	CRESTWOOD SCHOOL DIST	23.4386	50.2752	68.2752
DEARBORN HEIGHTS	WESTWOOD COMMUNITY	23.4386	50.4611	68.4611
DEARBORN HEIGHTS	WAYNE-WESTLAND COM	23.4386	52.9391	70.8383
DEARBORN HEIGHTS	DEARBORN HGTS SCH DIST	23.4386	54.6963	71.9868
DEARBORN HEIGHTS	DEARBORN CITY SCHOOL	23.4386	57.9044	69.7344
ALLEN PARK	MELVINDALE/ALLEN PK	23.9692	48.0058	65.9104
ALLEN PARK	SOUTHGATE COMMUNITY	23.9692	53.8558	71.8558
ALLEN PARK	ALLEN PARK PUBLIC SCH	23.9692	60.0058	78.0058
HAMTRAMCK	HAMTRAMCK PUBLIC SCH	24.3721	56.6397	74.5089
TRENTON	RIVERVIEW COMMUNITY	24.7505	54.1355	72.1355
TRENTON	TRENTON PUBLIC SCHOOL	24.7505	59.0374	74.2171
HARPER WOODS	GROSSE POINTE PUBLIC	25.8795	62.0018	74.1972
HARPER WOODS	HARPER WOODS	25.8795	62.9161	80.9161
TAYLOR	TAYLOR SCHOOL DISTRICT	26.0901	51.0867	69.0867
SOUTHGATE	SOUTHGATE COMMUNITY	26.4701	56.3567	74.3567
DEARBORN	WESTWOOD COMMUNITY	26.7000	53.7225	71.7225
DEARBORN	DEARBORN CITY SCHOOL	26.7000	61.1658	72.9958
GARDEN CITY	GARDEN CITY SCHOOL DIST	26.9727	58.3621	76.3621
DETROIT	DETROIT CITY SCHOOL DIST	28.9520	69.6202	87.6202
RIVER ROUGE	RIVER ROUGE CITY SCHOOLS	36.6600	76.1966	91.0466
INKSTER	TAYLOR SCHOOL DISTRICT	36.8574	63.8336	81.8336
INKSTER	WESTWOOD COMMUNITY	36.8574	65.8595	83.8595
INKSTER	WAYNE-WESTLAND COMM SCH	36.8574	68.3375	86.2367
INKSTER	ROMULUS (INKSTER DEBT)	36.8574	75.8736	92.7754
INKSTER	TAYLOR SCH DIST (INKSTER DEBT)	36.8574	75.8736	92.7754
INKSTER	WAYNE-WESTLAND (INKSTER DEBT)	36.8574	75.8736	92.7754
INKSTER	WESTWOOD (INKSTER DEBT)	36.8574	75.8736	92.7754
WAYNE	WAYNE-WESTLAND COM	37.9487	67.4492	85.3484
MELVINDALE	MELVINDALE/ALLEN PK	37.9892	62.0258	79.9304
ECORSE	RIVER ROUGE CITY SCHOOLS	38.1380	77.6746	92.5246
ECORSE	ECORSE PUBLIC SCHOOLS	38.1380	78.1746	95.8884
HIGHLAND PARK	HIGHLAND PARK CITY SCH	52.1757	75.1715	92.9015

**2020 WAYNE COUNTY
TOWNSHIP MILLAGE RATES**

MUNICIPALITY	SCHOOL DISTRICT NAME	TOTAL TWP MILLAGE	HOMESTEAD RATE	NON- HOMESTEAD RATE
SUMPTER TOWNSHIP	AIRPORT COMMUNITY SCHOOLS	4.7490	31.9747	49.9747
SUMPTER TOWNSHIP	VAN BUREN PUBLIC SCHOOLS	4.7490	33.3019	51.3019
SUMPTER TOWNSHIP	HURON SCHOOL DISTRICT	4.7490	36.8349	54.8349
SUMPTER TOWNSHIP	LINCOLN CONS SCHOOL	4.7490	37.4795	55.4795
PLYMOUTH TOWNSHIP	PLYMOUTH-CANTON COMM SCH	5.1689	32.7181	50.7181
VAN BUREN TOWNSHIP	VAN BUREN PUBLIC SCHOOLS	7.2923	35.8452	53.8452
VAN BUREN TOWNSHIP	LINCOLN CONSOLIDATED SCHOOLS	7.2923	40.0228	58.0228
NORTHVILLE TOWNSHIP	PLYMOUTH-CANTON COMM SCH	8.6232	35.8291	53.8291
NORTHVILLE TOWNSHIP	NORTHVILLE PUBLIC SCHOOLS	8.6232	36.3944	54.3944
HURON TOWNSHIP	HURON SCHOOL DISTRICT	8.6404	38.6779	56.6779
HURON TOWNSHIP	WOODHAVEN-BROWNSTOWN	8.6404	39.6557	57.6557
HURON TOWNSHIP	FLAT ROCK COMMUNITY SCHOOLS	8.6404	42.8979	60.8979
BROWNSTOWN TOWNSHIP*	TAYLOR SCHOOL DISTRICT	12.0598	28.0573	46.0573
BROWNSTOWN TOWNSHIP*	GIBRALTAR SCHOOL DISTRICT	12.0598	34.4191	52.4191
BROWNSTOWN TOWNSHIP*	WOODHAVEN-BROWNSTOWN	12.0598	35.0751	53.0751
CANTON TOWNSHIP***	PLYMOUTH-CANTON COMM SCH	12.3220	30.4741	48.4741
CANTON TOWNSHIP***	VAN BUREN PUBLIC SCHOOLS	12.3220	30.8742	48.8742
CANTON TOWNSHIP***	WAYNE-WESTLAND COMM SCH	12.3220	32.8711	50.7703
GROSSE ILE TOWNSHIP	GROSSE ILE TOWNSHIP SCHOOLS	14.8721	45.1212	61.3843
REDFORD TOWNSHIP**	CLARENCEVILLE SCHOOL	25.1822	43.9526	61.9526
REDFORD TOWNSHIP**	REDFORD UNION SCHOOL	25.1822	51.5659	69.5659
REDFORD TOWNSHIP**	SOUTH REDFORD SCHOOL	25.1822	52.8869	70.8869

* INCLUDES 8.0000 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

** INCLUDES 9.3000 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

*** INCLUDES 9.4240 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

**2020 TOTAL TAX RATES
FOR CITIES WITHIN WAYNE COUNTY**

MUNICIPALITY	CODE	SCHOOL DISTRICT NAME	TOTAL HOMESTEAD	TOTAL NON-HOMESTEAD
LIVONIA	63090	CLARENCEVILLE SCHOOL	37.4729	55.4729
LIVONIA	82095	LIVONIA PUBLIC SCHOOL	41.0765	59.0765
PLYMOUTH	82100	PLYMOUTH-CANTON COM	43.0580	61.0580
NORTHVILLE	82390	NORTHVILLE PUBLIC SCH	43.4840	61.4840
WESTLAND	82150	TAYLOR SCHOOL DISTRICT	44.7107	62.7107
BELLEVILLE	82430	VAN BUREN PUBLIC SCHOOL	44.9275	62.9275
ROMULUS	82160	WAYNE-WESTLAND COM	45.2673	63.1665
ROMULUS	82365	WOODHAVEN SCHOOL DIST	47.7812	65.7812
ALLEN PARK	82045	MELVINDALE/N ALLEN PK	48.0058	65.9104
RIVERVIEW	82400	RIVERVIEW COMMUNITY	48.3950	66.3950
DEARBORN HEIGHTS	82150	TAYLOR SCHOOL DISTRICT	48.4352	66.4352
WESTLAND	82095	LIVONIA PUBLIC SCHOOL	48.4910	66.4910
WESTLAND	82160	WAYNE-WESTLAND COM	49.2146	67.1138
GIBRALTAR	82290	GIBRALTAR SCHOOL DIST	49.3321	67.3321
DEARBORN HEIGHTS	82230	CRESTWOOD SCHOOL DIST	50.2752	68.2752
FLATROCK	82290	GIBRALTAR SCHOOL DIST	50.3472	68.3472
DEARBORN HEIGHTS	82240	WESTWOOD COMMUNITY	50.4611	68.4611
ROCKWOOD	82290	GIBRALTAR SCHOOL DIST	50.9457	68.9457
FLATROCK	82365	WOODHAVEN-BROWNSTOWN	51.0032	69.0032
TAYLOR	82150	TAYLOR SCHOOL DISTRICT	51.0867	69.0867
WESTLAND	82050	GARDEN CITY SCHOOL DIST	51.1035	69.1035
ROMULUS	82130	ROMULUS COMMUNITY SCH	52.3534	68.7370
WOODHAVEN	82290	GIBRALTAR SCHOOL DIST	52.8137	70.8137
DEARBORN HEIGHTS	82160	WAYNE-WESTLAND COM	52.9391	70.8383
GROSSE POINTE FARMS	82055	GROSSE POINTE PUBLIC	53.0723	65.2677
GROSSE POINTE PARK	82055	GROSSE POINTE PUBLIC	53.2913	65.4867
WOODHAVEN	82365	WOODHAVEN-BROWNSTOWN	53.4697	71.4697
GROSSE POINTE	82055	GROSSE POINTE PUBLIC	53.5939	65.7893
DEARBORN	82240	WESTWOOD COMMUNITY	53.7225	71.7225
GROSSE POINTE SHORES VILLAGE	82055	GROSSE POINTE PUBLIC	53.8254	66.0208
ALLEN PARK	82405	SOUTHGATE COMMUNITY	53.8558	71.8558
LINCOLN PARK	82090	LINCOLN PARK PUBLIC SCH	54.0041	72.0041
WYANDOTTE	82170	WYANDOTTE CITY SCHOOL	54.0609	72.0609
TRENTON	82400	RIVERVIEW COMMUNITY	54.1355	72.1355
FLATROCK	82180	FLAT ROCK COMMUNITY	54.2454	72.2454
DEARBORN HEIGHTS	82040	DEARBOR HGTS SCH DIST	54.6963	71.9868
WESTLAND	82130	ROMULUS COMMUNITY SCH	56.3007	72.6843
SOUTHGATE	82405	SOUTHGATE COMMUNITY	56.3567	74.3567
HAMTRAMCK	82060	HAMTRAMCK PUBLIC SCH	56.6397	74.5089
WESTLAND	82130	ROMULUS (INKSTER DEBT)	56.7507	73.6525
WESTLAND	82150	TAYLOR (INKSTER DEBT)	56.7507	73.6525
GROSSE POINTE WOODS	82055	GROSSE POINTE PUBLIC	57.4747	69.6701
DEARBORN HEIGHTS	82030	DEARBORN CITY SCHOOL	57.9044	69.7344
GARDEN CITY	82050	GARDEN CITY SCHOOL DIST	58.3621	76.3621
TRENTON	82155	TRENTON PUBLIC SCHOOL	59.0374	74.2171
ALLEN PARK	82020	ALLEN PARK PUBLIC SCH	60.0058	78.0058
DEARBORN	82030	DEARBORN CITY SCHOOL	61.1658	72.9958
HARPER WOODS	82055	GROSSE POINTE PUBLIC	62.0018	74.1972
MELVINDALE	82045	MELVINDALE/N ALLEN PK	62.0258	79.9304
HARPER WOODS	82320	HARPER WOODS	62.9161	80.9161
INKSTER	82150	TAYLOR SCHOOL DISTRICT	63.8336	81.8336
INKSTER	82240	WESTWOOD COMMUNITY	65.8595	83.8595
WAYNE	82160	WAYNE-WESTLAND COM	67.4492	85.3484
INKSTER	82160	WAYNE-WESTLAND COMM SCH	68.3375	86.2367
DETROIT	82010	DETROIT CITY SCHOOL DIST	69.6202	87.6202
HIGHLAND PARK	82070	HIGHLAND PARK CITY SCH	75.1715	92.9015
INKSTER	82130	ROMULUS (INKSTER DEBT)	75.8736	92.7754
INKSTER	82150	TAYLOR SCH DIST (INKSTER DEBT)	75.8736	92.7754
INKSTER	82160	WAYNE-WESTLAND (INKSTER DEBT)	75.8736	92.7754
INKSTER	82240	WESTWOOD (INKSTER DEBT)	75.8736	92.7754
RIVER ROUGE	82120	RIVER ROUGE CITY SCHOOLS	76.1966	91.0466
ECORSE	82120	RIVER ROUGE CITY SCHOOLS	77.6746	92.5246
ECORSE	82250	ECORSE PUBLIC SCHOOLS	78.1746	95.8884

**2020 TOTAL TAX RATES
FOR TOWNSHIPS WITHIN WAYNE COUNTY**

MUNICIPALITY	CODE	SCHOOL DISTRICT NAME	TOTAL HOMESTEAD	TOTAL NON-HOMESTEAD
BROWNSTOWN TOWNSHIP	82150	TAYLOR SCHOOL DISTRICT	28.0573	46.0573
CANTON TOWNSHIP	82100	PLYMOUTH-CANTON COMM SCH	30.4741	48.4741
CANTON TOWNSHIP	82430	VAN BUREN PUBLIC SCHOOLS	30.8742	48.8742
SUMPTER TOWNSHIP	58020	AIRPORT COMMUNITY SCHOOLS	31.9747	49.9747
PLYMOUTH TOWNSHIP	82100	PLYMOUTH-CANTON COMM SCH	32.7181	50.7181
CANTON TOWNSHIP	82160	WAYNE-WESTLAND COMM SCH	32.8711	50.7703
SUMPTER TOWNSHIP	82430	VAN BUREN PUBLIC SCHOOLS	33.3019	51.3019
BROWNSTOWN TOWNSHIP	82290	GIBRALTAR SCHOOL DISTRICT	34.4191	52.4191
BROWNSTOWN TOWNSHIP	82365	WOODHAVEN-BROWNSTOWN	35.0751	53.0751
NORTHVILLE TOWNSHIP	82100	PLYMOUTH-CANTON COMM SCH	35.8291	53.8291
VAN BUREN TOWNSHIP	82430	VAN BUREN PUBLIC SCHOOLS	35.8452	53.8452
NORTHVILLE TOWNSHIP	82390	NORTHVILLE PUBLIC SCHOOLS	36.3944	54.3944
SUMPTER TOWNSHIP	82340	HURON SCHOOL DISTRICT	36.8349	54.8349
SUMPTER TOWNSHIP	81070	LINCOLN CONS SCHOOL	37.4795	55.4795
HURON TOWNSHIP	82340	HURON SCHOOL DISTRICT	38.6779	56.6779
HURON TOWNSHIP	82365	WOODHAVEN-BROWNSTOWN	39.6557	57.6557
VAN BUREN TOWNSHIP	81070	LINCOLN CONSOLIDATED SCHOOLS	40.0228	58.0228
HURON TOWNSHIP	82180	FLAT ROCK COMMUNITY SCHOOLS	42.8979	60.8979
REDFORD TOWNSHIP	63090	CLARENCEVILLE SCHOOL	43.9526	61.9526
GROSSE ILE TOWNSHIP	82300	GROSSE ILE TOWNSHIP SCHOOLS	45.1212	61.3843
REDFORD TOWNSHIP	82110	REDFORD UNION SCHOOL	51.5659	69.5659
REDFORD TOWNSHIP	82140	SOUTH REDFORD SCHOOL	52.8869	70.8869

2021 CITY OF LIVONIA 25 LARGEST TAXPAYERS

	TAXABLE VALUE REAL	TAXABLE VALUE PERSONAL	TAXABLE VALUE TOTAL	TAXES AT VARIOUS 2020 MILLAGE RATES
1 CONSUMERS ENERGY CO.	3,320,296	41,003,000	44,323,296	\$ 2,594,355.25
2 DTE ELECTRIC CO.	1,362,737	41,573,354	42,936,091	\$ 2,529,923.88
3 ASHLEY CAPITAL	33,271,065		33,271,065	\$ 1,987,244.18
4 SCHOSTAK BROTHERS	31,691,176	474,800	32,165,976	\$ 1,909,254.99
5 FORD MOTOR COMPANY **ACT 198	24,759,940	1,577,200 1,864,700	26,337,140 1,864,700 TOTAL 28,201,840	\$ 1,521,352.85 34,567.44 \$ 1,555,920.29
6 AMAZON **ACT 198	2,152,500 22,720,000	5,412,300 6,317,300	7,564,800 29,037,300 TOTAL 36,602,100	\$ 397,037.51 879,087.66 \$ 1,276,125.17
7 T-MOBILE CENTRAL LLC	147,840	20,305,900	20,453,740	\$ 996,323.32
8 ARC - Victor Pkwy Offices	14,297,757		14,297,757	\$ 844,661.44
9 MILLENNIUM LIVONIA LLC - Retail/Restaurants	13,411,864		13,411,864	\$ 792,325.98
10 DEMBS-ROTH INDUSTRIAL DEV	13,248,949		13,248,949	\$ 792,238.35
11 RNDC-NWS LLC **ACT 198 Wine Distributor	1,599,000 14,363,293	11,239,500	1,599,000 25,602,793 TOTAL 27,201,793	\$ 97,661.32 664,466.06 \$ 762,127.38
12 COLLEGE PARK-SCHOOLCRAFT	12,752,204		12,752,204	\$ 753,355.58
13 KELSEY-HA YES (TRW) **ACT 198 Industrial Properties	10,783,243 0	442,400 872,100	11,225,643 872,100 TOTAL 12,097,743	\$ 680,314.18 16,166.82 \$ 696,481.00
14 ROUSH CORPORATION **ACT 198	9,579,859	2,071,800 0	11,651,659 0 TOTAL 11,651,659	\$ 665,120.11 -\$ - \$ 665,120.11
15 WAL-MART	9,670,400	2,064,300	11,734,700	\$ 660,823.21
16 COMERICA	10,873,991		10,873,991	\$ 642,397.33
17 UNIVERSAL PROP SMC LIVONIA	10,148,459		10,148,459	\$ 599,535.44
18 MCM LLC - Commercial/Industrail Investment	9,476,426		9,476,426	\$ 575,750.48
19 COSTCO WHOLESALE	6,924,905	3,032,700	9,957,605	\$ 551,868.05
20 LIVONIA ESTATES LTD	8,556,261		8,556,261	\$ 522,586.47
21 QUAKERTOWN CAMBRIDGE	8,555,264		8,555,264	\$ 505,415.05
22 MARRIOTT HOTEL	7,857,161	616,400	8,473,561	\$ 493,191.53
23 PARAGON PROPERTIES IND DEV	8,276,121		8,276,121	\$ 491,823.50
24 TARGET	6,211,702	1,253,700	7,465,402	\$ 432,764.71
25 VALASSIS MANUFACTURING **ACT 198	4,339,826 0	3,448,700	7,788,526 0 TOTAL 7,788,526	\$ 412,555.16 -\$ - \$ 412,555.16
TOTALS:	300,352,239	143,570,154	443,922,393	\$ 24,044,167.84

2020 AD VALOREM CITY MILLAGE	13.2987	\$5,140,553
2020 ACT 198 CITY MILLAGE	6.64935	\$381,519
TOTAL ESTIMATED CITY TAX DOLLARS		\$5,522,072

**PLYMOUTH ROAD DEVELOPMENT AUTHORITY
(P.R.D.A)
1994 - 2021 RECAPTURE**

	<u>1994 Parcel Count</u>	<u>1994 Assessed Value</u>	<u>2021 Parcel Count</u>	<u>2021 Taxable Value</u>
Real Property	578	251,784,070	550	277,978,136
Personal Property	893	178,771,840	774	73,189,900
Act 198				
Real Property	7	11,052,250	6	29,361,400
Personal Property	19	257,281,050	16	10,671,000
Act 255				
Real Property	<u>1</u>	<u>2,458,180</u>	<u>0</u>	<u>0</u>
Totals	1498	701,347,390	1,346	391,200,436

**Amount of Captured Taxable Value for 2021:
- 310,146,954**