

# CITY OF LIVONIA

## 2022 ASSESSMENT DATA



# DEPARTMENTAL CORRESPONDENCE

**DATE:** July 11, 2022  
**TO:** Maureen Miller-Brosnan, Mayor  
**FROM:** Linda Gosselin, Assessor  
**SUBJECT:** 2022 Assessment Year

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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 306 total appeals, including 33 in-person appeals and 272 mail-in appeals. Of the 304 total appeals, 19 applications were for poverty exemption and 186 applications for veteran exemption were granted for total property tax relief.
- The 2022 Ad-Valorem Taxable Values are:  
Real: 4,425,650,573 – an overall increase from 2021 of ~5.41%.  
Personal: 300,600,100 – an overall decrease from 2021 of ~ 0.11%\*\*  
GRAND TOTAL: 4,726,250,673 – an overall increase from 2021 of ~5.04%
- The 2022 Act 198 – IFT Taxable Values are:  
Real: 64,394,791 – an overall increase from 2021 of 2.64%.  
Personal: 21,170,700 – an overall decrease from 2021 of 28.05%\*\*  
GRAND TOTAL: 85,565,491
- Michigan Inflation Rate Multiplier History  
2022: 1.033  
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

*\*\*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)			
	2021	2022	% CHANGE
Commercial Real	937,675,300	981,138,430	4.64%
Industrial Real	280,292,200	297,651,800	6.19%
Residential Real	4,174,758,248	4,398,482,880	5.36%
<b>TOTALS:</b>	<b>5,392,725,748</b>	<b>5,677,273,110</b>	<b>5.28%</b>

TAXABLE VALUE (TV)			
	2021	2022	% CHANGE
Commercial Real	782,467,277	825,892,117	5.55%
Industrial Real	253,498,760	268,958,917	6.10%
Residential Real	3,162,682,236	3,330,799,539	5.32%
<b>TOTALS:</b>	<b>4,198,648,273</b>	<b>4,425,650,573</b>	<b>5.41%</b>

### PERSONAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2021	2022	% CHANGE
Commercial Personal	188,855,800	189,645,300	0.42%
Industrial Personal	24,429,800	21,870,300	-10.48%
Utility Personal	87,646,400	89,084,500	1.64%
<b>TOTALS:</b>	<b>300,932,000</b>	<b>300,600,100</b>	<b>-0.11%</b>

TAXABLE VALUE (TV)			
	2021	2022	% CHANGE
Commercial Personal	188,855,800	189,645,300	0.42%
Industrial Personal	24,429,800	21,870,300	-10.48%
Utility Personal	87,626,354	89,084,500	1.66%
<b>TOTALS:</b>	<b>300,911,954</b>	<b>300,600,100</b>	<b>-0.10%</b>

TOTAL AD VALOREM VALUE			
	2021	2022	% CHANGE
STATE EQUALIZED VALUE	5,693,657,748	5,977,873,210	4.99%
TAXABLE VALUE	4,499,560,227	4,726,250,673	5.04%

## SPECIAL ACTS TOTALS

### REAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2021	2022	% CHANGE
Land Bank Real	97,200	101,900	4.84%
I.F.T. Real	66,279,300	68,356,700	3.13%
Commercial Real	7,500,500	7,823,100	4.30%
<b>TOTALS:</b>	<b>73,877,000</b>	<b>76,281,700</b>	<b>3.26%</b>

TAXABLE VALUE (TV)			
	2021	2022	% CHANGE
Land Bank Real	83,177	85,921	3.30%
I.F.T. Real	62,738,161	64,394,791	2.64%
Commercial Real	7,288,681	7,499,662	2.89%
<b>TOTALS:</b>	<b>70,110,019</b>	<b>71,980,374</b>	<b>2.67%</b>

### PERSONAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2021	2022	% CHANGE
I.F.T. Personal	29,425,300	21,170,700	-28.05%
<b>TOTALS:</b>	<b>29,425,300</b>	<b>21,170,700</b>	<b>-28.05%</b>

TAXABLE VALUE (TV)			
	2021	2022	% CHANGE
I.F.T. Personal	29,425,300	21,170,700	-28.05%
<b>TOTALS:</b>	<b>29,425,300</b>	<b>21,170,700</b>	<b>-28.05%</b>

TOTAL SPECIAL ACT VALUE			
	2021	2022	% CHANGE
STATE EQUALIZED VALUE	103,302,300	97,452,400	-5.66%
TAXABLE VALUE	99,535,319	93,151,074	-6.41%

**GRAND TOTAL  
AD VALOREM & SPECIAL ACTS**

<b>GRAND TOTAL AD VALOREM &amp; SPECIAL ACT VALUE</b>			
	<b>2021</b>	<b>2022</b>	<b>% CHANGE</b>
<b>STATE EQUALIZED VALUE</b>	5,796,960,048	6,075,325,610	4.80%
<b>TAXABLE VALUE</b>	4,599,095,546	4,819,401,747	4.79%

**BROWNFIELD TOTALS**

<b>BROWNFIELD PARCELS (Included in Ad Valorem Totals)</b>		
	<b>2021</b>	<b>2022</b>
<b>STATE EQUALIZED VALUE</b>	25,689,400	33,470,000
<b>TAXABLE VALUE</b>	23,316,259	30,893,199

**Brownfield Districts**

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

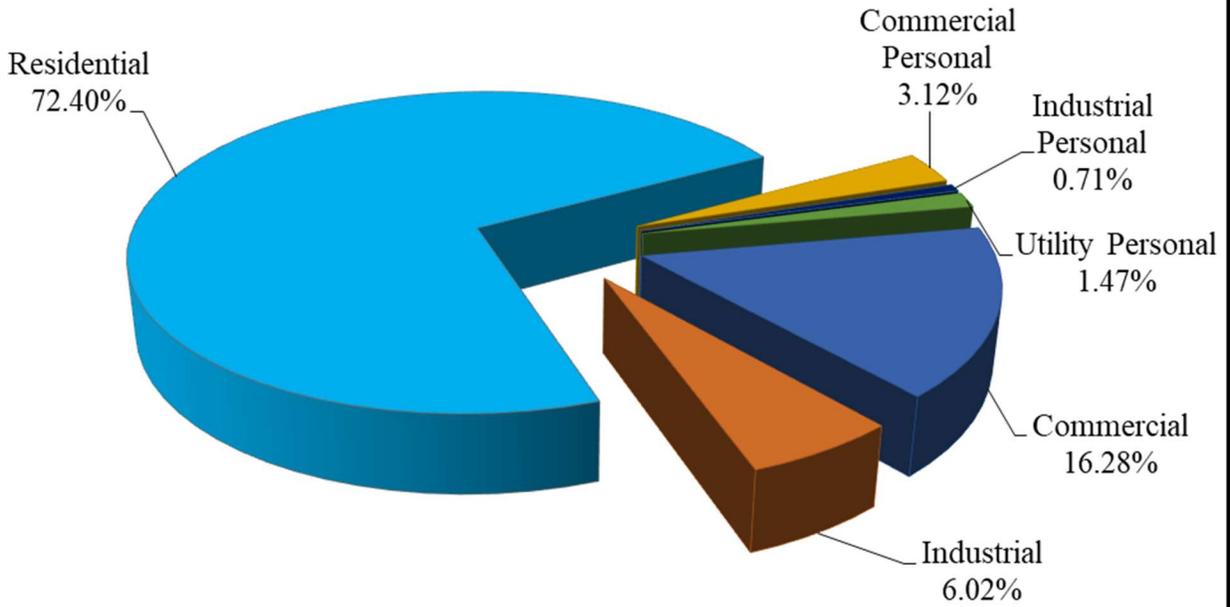
**ACT 328 (Exempt Personal Property)**

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

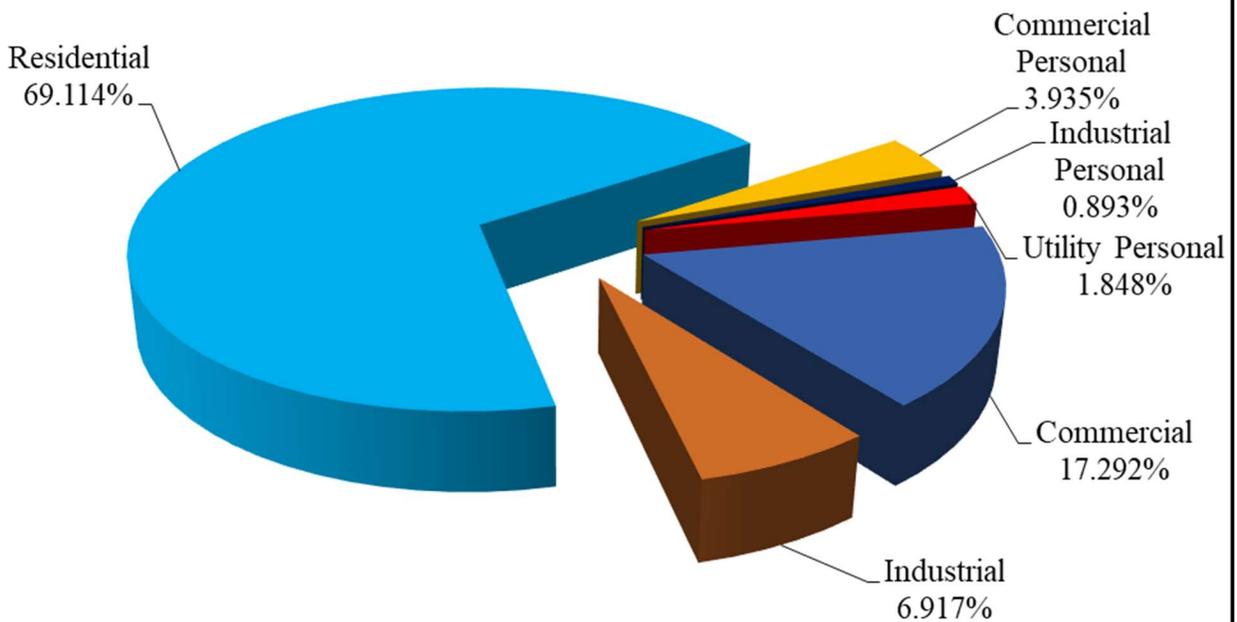
**ACT 210 (Commercial Rehab) Taxable Values ( Included in Totals)**

- 2015: 466,550**
- 2016: 1,389,760**
- 2017: 1,389,900**
- 2018: 1,389,900**
- 2019: 676,800**
- 2020: 676,800**
- 2021: 676,800**
- 2022: 676,800**

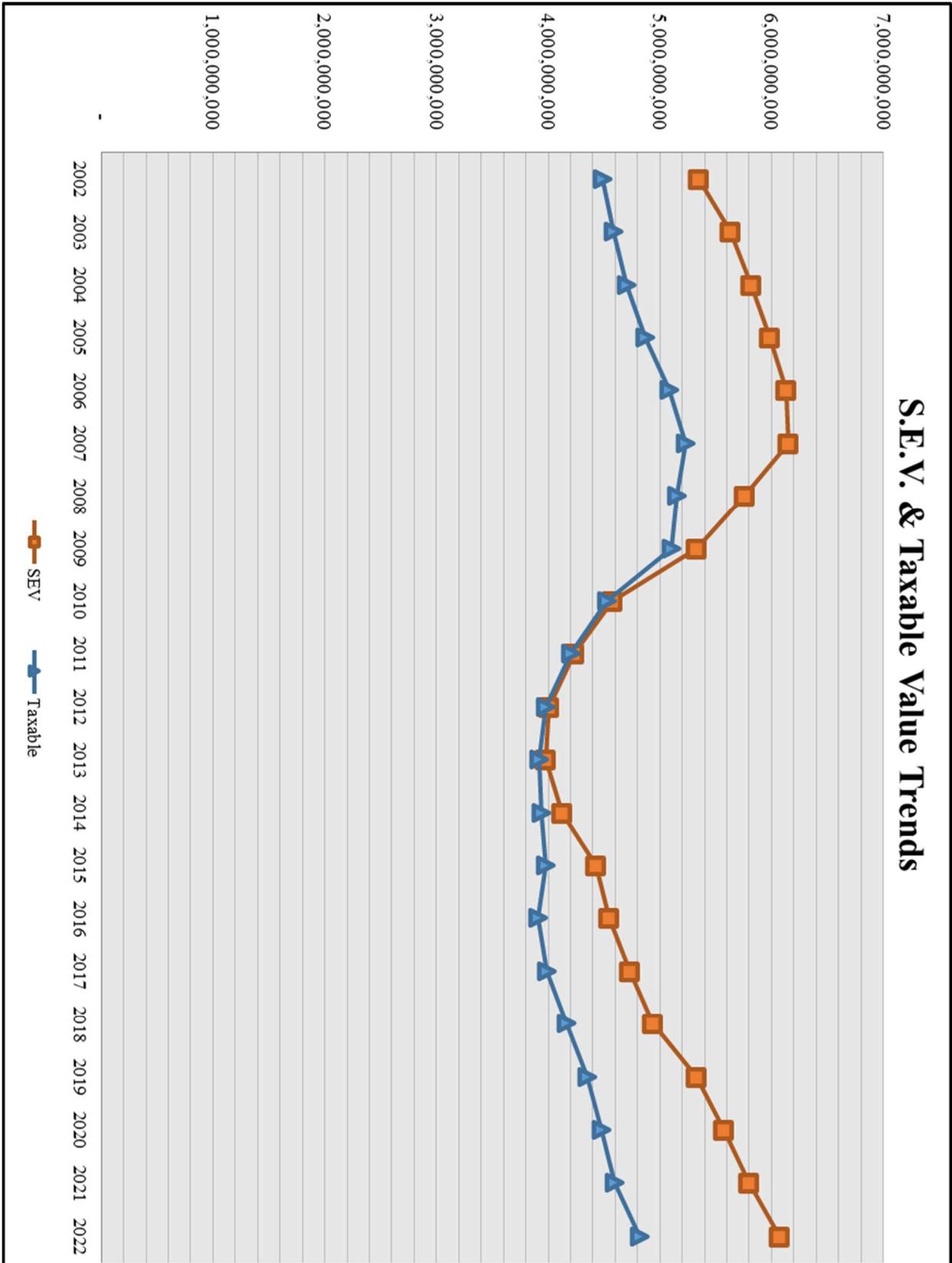
## 2022 State Equalized Value by Property Class



## 2022 Taxable Value by Property Class



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



**2022  
TAXABLE VALUE  
HOMESTEAD vs. NON-HOMESTEAD  
RESIDENTIAL PROPERTIES**

**Total Residential Taxable Value:  
3,330,799,539**

**Total Residential Parcel Count:  
37,873**

**Livonia School District  
Taxable Value: 3,163,985,149  
Parcel Count: 34,885**

**Homestead Taxable Value:  
2,990,289,174 / **94.51%**  
Parcel Count: 32,324**

**Non-Homestead Taxable Value:  
173,695,975 / 5.49%  
Parcel Count: 2,634**

**Clarenceville School District  
Taxable Value: 166,814,390  
Parcel Count: 2915**

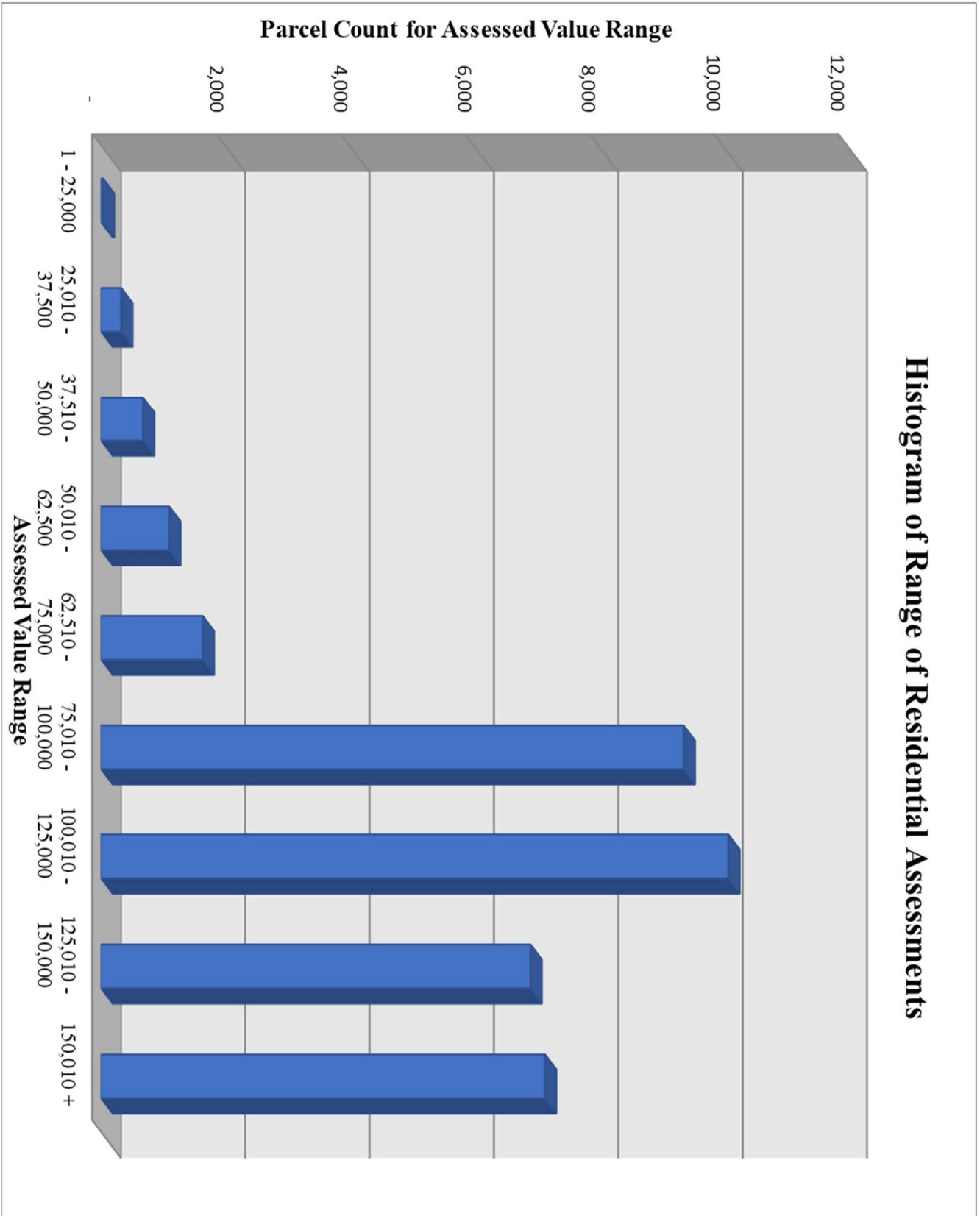
**Homestead Taxable Value:  
144,962,398 / **86.90%**  
Parcel Count: 2,419**

**Non-Homestead Taxable Value:  
21,851,992 / 13.10%  
Parcel Count: 496**

## 2022 RANGE OF RESIDENTIAL ASSESSMENTS

ASSESSED VALUE RANGE	PARCEL COUNT	ASSESSED VALUE	AVG. IMPROVED ASSESSMENT	% OF TOTAL IMPROVED
<b>1 - 25,000</b>				
TOTAL IMPROVED	33	552,700	<b>16,748</b>	<b>0.09%</b>
VACANT	505	7,190,300		
<u>TOTAL PARCEL COUNT</u>	<u>538</u>	<u>7,743,000</u>		
<b>25,010 - 37,500</b>				
TOTAL IMPROVED	327	11,529,800	<b>35,259</b>	<b>0.88%</b>
VACANT	58	1,760,800		
<u>TOTAL PARCEL COUNT</u>	<u>385</u>	<u>13,290,600</u>		
<b>37,510 - 50,000</b>				
TOTAL IMPROVED	676	29,987,400	<b>44,360</b>	<b>1.81%</b>
VACANT	14	590,000		
<u>TOTAL PARCEL COUNT</u>	<u>690</u>	<u>30,577,400</u>		
<b>50,010 - 62,500</b>				
TOTAL IMPROVED	1100	62,270,400	<b>56,609</b>	<b>2.95%</b>
VACANT	3	163,800		
<u>TOTAL PARCEL COUNT</u>	<u>1103</u>	<u>62,434,200</u>		
<b>62,510 - 75,000</b>				
TOTAL IMPROVED	1638	113,090,700	<b>69,042</b>	<b>4.39%</b>
VACANT	2	127,800		
<u>TOTAL PARCEL COUNT</u>	<u>1640</u>	<u>113,218,500</u>		
<b>75,010 - 100,000</b>				
TOTAL IMPROVED	9371	843,280,500	<b>89,988</b>	<b>25.13%</b>
VACANT	0	0		
<u>TOTAL PARCEL COUNT</u>	<u>9371</u>	<u>843,280,500</u>		
<b>100,010 - 125,000</b>				
TOTAL IMPROVED	10090	1,127,767,800	<b>111,771</b>	<b>27.06%</b>
VACANT	1	125,000		
<u>TOTAL PARCEL COUNT</u>	<u>10091</u>	<u>1,127,892,800</u>		
<b>125,010 - 150,000</b>				
TOTAL IMPROVED	6908	944,651,300	<b>136,747</b>	<b>18.53%</b>
VACANT	0	0		
<u>TOTAL PARCEL COUNT</u>	<u>6908</u>	<u>944,651,300</u>		
<b>150,010+</b>				
TOTAL IMPROVED	7142	1,279,714,600	<b>179,182</b>	<b>19.16%</b>
VACANT	2	399,000		
<u>TOTAL PARCEL COUNT</u>	<u>7144</u>	<u>1,280,113,600</u>		
<b>TOTAL IMPROVED PARCEL COUNT:</b>			<b>37,285</b>	
<b>AVG. IMPROVED RESIDENTIAL ASSESSED VALUE:</b>			<b>118,350</b>	
<b>AVG. IMPROVED RESIDENTIAL TAXABLE VALUE:</b>			<b>89,612</b>	
<b>ESTIMATED TRUE CASH VALUE:</b>			<b>2022: \$</b>	<b>236,700</b>
			<b>2021: \$</b>	<b>223,680</b>
			<b>2020: \$</b>	<b>214,560</b>

## 2022 RANGE OF RESIDENTIAL ASSESSMENTS (CONT'D)



**2022**  
**TOP 40 AD VALOREM STATE EQUALIZED VALUE**

2022 RANK	UNIT NAME	UNIT TYPE	COUNTY	TOTAL AD VALOREM SEV	TOTAL COMM/IND SEV
1	Detroit	City	Wayne	13,195,868,849	6,546,006,399
2	Ann Arbor	City	Washtenaw	9,456,136,680	3,254,425,800
3	Grand Rapids	City	Kent	8,713,424,950	2,820,108,200
4	Troy	City	Oakland	7,507,426,870	2,213,820,370
5	Sterling Heights	City	Macomb	6,698,886,900	1,607,454,900
6	Livonia	City	Wayne	5,977,873,210	1,278,790,230
7	Canton	Township	Wayne	5,892,024,081	1,069,230,100
8	Bloomfield	Township	Oakland	5,632,037,019	421,412,370
9	Warren	City	Macomb	5,417,245,066	1,597,297,970
10	Macomb	Township	Macomb	5,300,546,668	404,172,133
11	West Bloomfield	Township	Oakland	5,284,841,210	469,497,500
12	Novi	City	Oakland	5,268,635,410	1,475,219,350
13	Shelby	Township	Macomb	5,244,901,900	1,081,304,600
14	Farmington Hills	City	Oakland	5,237,966,510	1,405,897,460
15	Rochester Hills	City	Oakland	5,146,817,230	859,335,110
16	Dearborn	City	Wayne	4,796,826,350	1,529,895,250
17	Clinton	Township	Macomb	4,323,891,000	1,148,625,900
18	Royal Oak	City	Oakland	4,181,240,290	772,679,070
19	Southfield	City	Oakland	3,987,347,410	1,580,333,940
20	Birmingham	City	Oakland	3,774,116,170	636,405,440
21	Waterford	Township	Oakland	3,623,379,780	566,662,530
22	Wyoming	City	Kent	3,411,590,500	1,186,166,700
23	Commerce	Township	Oakland	3,170,262,400	440,720,190
24	Lansing	City	Ingham	3,136,812,843	1,248,927,400
25	Kentwood	City	Kent	2,931,069,700	1,290,106,800
26	Northville	Township	Wayne	2,893,222,200	337,738,100
27	Pittsfield	Township	Washtenaw	2,860,877,200	918,570,300
28	Portage	City	Kalamazoo	2,860,683,300	919,074,900
29	Westland	City	Wayne	2,764,257,151	655,920,600
30	Georgetown	Township	Ottawa	2,725,508,166	268,305,900
31	Orion	Township	Oakland	2,691,826,000	425,623,860
32	Saint Clair Shores	City	Macomb	2,666,662,308	326,771,705
33	Chesterfield	Township	Macomb	2,504,705,197	483,398,000
34	Plymouth	Township	Wayne	2,480,980,675	577,511,900
35	Independence	Township	Oakland	2,439,977,450	321,446,900
36	Midland	City	Midland	2,375,903,570	762,597,284
37	Kalamazoo	City	Kalamazoo	2,371,934,300	911,173,800
38	Meridian	Township	Ingham	2,355,846,878	524,325,650
39	Auburn Hills	City	Oakland	2,329,927,320	1,534,660,680
40	Cascade	Township	Kent	2,281,326,100	608,883,700

**2022**  
**TOP 40 AD VALOREM TAXABLE VALUE**

2021 RANK	UNIT NAME	UNIT TYPE	COUNTY	TOTAL AD VALOREM TV	TOTAL AD VALOREM SEV
1	Detroit	City	Wayne	7,389,687,079	13,195,868,849
2	Ann Arbor	City	Washtenaw	7,052,926,244	9,456,136,680
3	Grand Rapids	City	Kent	6,170,673,113	8,713,424,950
4	Troy	City	Oakland	5,754,238,160	7,507,426,870
5	Sterling Heights	City	Macomb	4,991,325,548	6,698,886,900
6	Canton	Township	Wayne	4,813,151,818	5,892,024,081
7	Livonia	City	Wayne	4,726,250,673	5,977,873,210
8	Bloomfield	Township	Oakland	4,467,360,970	5,632,037,019
9	Novi	City	Oakland	4,402,609,530	5,268,635,410
10	Macomb	Township	Macomb	4,298,846,288	5,300,546,668
11	West Bloomfield	Township	Oakland	4,224,621,700	5,284,841,210
12	Rochester Hills	City	Oakland	4,123,961,640	5,146,817,230
13	Shelby	Township	Macomb	4,067,610,331	5,244,901,900
14	Warren	City	Macomb	4,060,415,726	5,417,245,066
15	Farmington Hills	City	Oakland	3,977,078,890	5,237,966,510
16	Dearborn	City	Wayne	3,702,026,176	4,796,826,350
17	Royal Oak	City	Oakland	3,379,570,000	4,181,240,290
18	Clinton	Township	Macomb	3,347,667,471	4,323,891,000
19	Birmingham	City	Oakland	2,961,382,730	3,774,116,170
20	Southfield	City	Oakland	2,805,714,867	3,987,347,410
21	Waterford	Township	Oakland	2,603,444,450	3,623,379,780
22	Lansing	City	Ingham	2,549,864,447	3,136,812,843
23	Northville	Township	Wayne	2,526,219,174	2,893,222,200
24	Wyoming	City	Kent	2,523,991,727	3,411,590,500
25	Commerce	Township	Oakland	2,477,358,140	3,170,262,400
26	Pittsfield	Township	Washtenaw	2,372,207,474	2,860,877,200
27	Portage	City	Kalamazoo	2,302,297,318	2,860,683,300
28	Kentwood	City	Kent	2,255,418,313	2,931,069,700
29	Midland	City	Midland	2,168,913,558	2,375,903,570
30	Georgetown	Township	Ottawa	2,148,606,824	2,725,508,166
31	Orion	Township	Oakland	2,120,497,370	2,691,826,000
32	Plymouth	Township	Wayne	2,060,922,016	2,480,980,675
33	Meridian	Township	Ingham	2,006,503,581	2,355,846,878
34	Chesterfield	Township	Macomb	2,004,889,801	2,504,705,197
35	Westland	City	Wayne	2,003,797,365	2,764,257,151
36	Independence	Township	Oakland	1,938,445,369	2,439,977,450
37	Auburn Hills	City	Oakland	1,930,958,500	2,329,927,320
38	Cascade	Township	Kent	1,870,510,553	2,281,326,100
39	Saint Clair Shores	City	Macomb	1,860,885,178	2,666,662,308
40	Kalamazoo	City	Kalamazoo	1,829,118,903	2,371,934,300

**2021  
LARGEST IMPROVED  
RESIDENTIAL SALES**

ADDRESS	SALE DATE	SALE PRICE	SQ/FT	SUBDIVISION
35228 MILANA	09/01/21	\$ 760,000	2,578	MYSTIC CREEK CONDOMINIUMS
34643 SARAH BETH	05/28/21	\$ 744,000	2,963	SARAH ESTATES SITE CONDO
19023 ASPEN	10/15/21	\$ 699,000	3,439	WHISPERING PINES SITE CONDO
9847 CRANSTON	12/30/21	\$ 690,830	2,855	ROSEDALE GARDENS SUB
18382 WESTCHESTER	06/23/21	\$ 650,000	2,895	CALIBURN ESTATES
18282 WESTCHESTER	07/09/21	\$ 633,000	3,194	CALIBURN ESTATES
37159 SEABROOK	05/24/21	\$ 610,000	3,226	CALIBURN ESTATES
9851 CRANSTON	08/31/21	\$ 600,000	2,840	ROSEDALE GARDESN SUB
33009 BROOKSIDE COURT	09/24/21	\$ 599,900	2,944	BROOKSIDE OF LIVONIA CONDOS
32397 MARIA CT	07/16/21	\$ 599,500	3,534	BOULDER PINES CONDOMINIUM
37214 SEABROOK	06/04/21	\$ 586,000	3,242	CALIBURN ESTATES
30110 GREENLAND	03/09/21	\$ 585,000	3,327	LIVRANCE ESTATES SUB
34451 FARGO	07/30/21	\$ 580,000	3,075	MAPLE WOODS SITE CONDO
33011 BROOKSIDE COURT	11/09/21	\$ 579,000	2,611	BROOKSIDE OF LIVONIA CONDOS
18607 LOVELAND	09/08/21	\$ 575,000	3,220	SUPERVISOR'S LIVONIA PLAT
30655 MUNGER	06/11/21	\$ 570,000	4,377	BELL CREEK ESTATES
9835 CRANSTON	04/13/21	\$ 568,140	2,851	ROSEDALE GARDENS SUB
37380 WEYMOUTH	11/09/21	\$ 567,000	2,852	CALIBURN ESTATES
15517 SURREY	06/10/21	\$ 558,000	3,697	COVENTRY GARDENS
19242 AUGUSTA	07/08/21	\$ 555,000	3,344	FOX CREEK MEADOWS

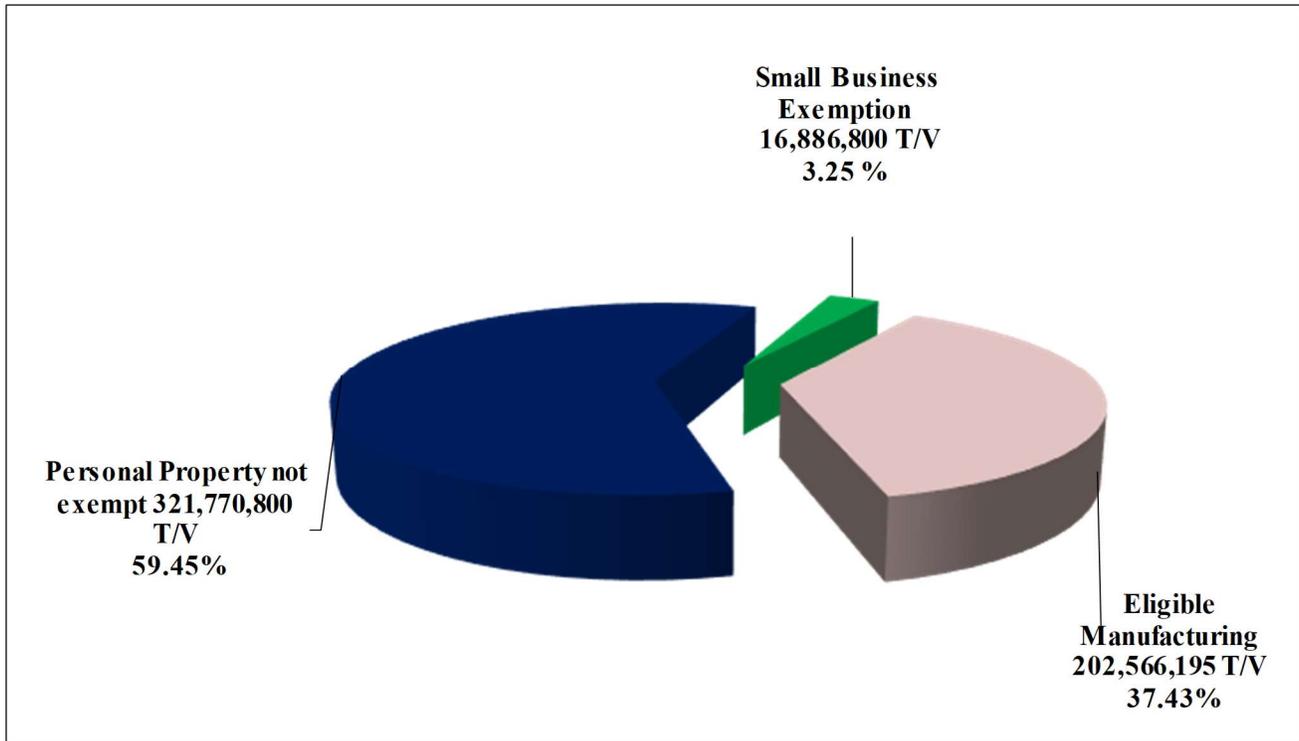
**2021  
LARGEST IMPROVED  
COMMERCIAL SALES**

ADDRESS	SALE DATE	SALE PRICE	SQ/FT	USE
38300 PLYMOUTH	11/18/21	\$ 15,010,309	127,811	Office/Warehouse
17187 LAUREL PARK	03/25/21	\$ 14,216,134	123,696	4-Story Office
19200 HAGGERTY	09/30/21	\$ 6,500,705	8,590	Restaurant - J Alexanders
34601 PLYMOUTH	07/01/21	\$ 5,080,000	47,502	Auto Dealership - Volkswagen
35750 INDUSTRIAL	12/27/21	\$ 4,634,697	101,027	Office/Warehouse
34000 AUTRY	12/15/21	\$ 4,550,000	74,260	Office/Warehouse
36650 FIVE MILE	06/29/21	\$ 3,600,000	20,439	Office
14111 MIDDLEBELT	05/28/21	\$ 3,400,000	37,690	Office
30375 PLYMOUTH	08/25/21	\$ 3,175,000	75,516	Hotel - Quality Inn & Suites
34715 PLYMOUTH	07/01/21	\$ 2,600,000	16,014	Auto Dealership - Hyundai

**2021  
LARGEST IMPROVED  
INDUSTRIAL SALES**

ADDRESS	SALE DATE	SALE PRICE	SQ/FT	USE
12001 FARMINGTON	05/12/21	\$ 24,054,902	282,088	Office/Warehouse
32432 CAPITOL	05/12/21	\$ 11,746,482	203,415	Office/Warehouse
11820 GLOBE	05/12/21	\$ 10,178,782	134,718	Office/Warehouse
36251 SCHOOLCRAFT	12/13/21	\$ 6,848,435	62,679	Office/Warehouse
32971 CAPITOL	12/13/21	\$ 4,981,659	47,865	Office/Warehouse
13281 MERRIMAN	02/19/21	\$ 2,675,000	39,960	Office/Warehouse
11850 MAYFIELD	01/08/21	\$ 2,300,000	42,867	Office/Warehouse
11973 MAYFIELD	12/01/21	\$ 1,894,906	18,111	Office/Warehouse
32974 GLENDALE	05/12/21	\$ 1,526,839	28,600	Office/Warehouse
31814 GLENDALE	07/30/21	\$ 1,500,000	13,700	Office/Warehouse

## 2022 Calculation of Small Business and Eligible Manufacturing Personal Property Reimbursement



	Personal Property Exemption Loss Taxable Value	Lowest Operating Millage	Estimated State Reimbursement	Actual Amount Received in February	Amount Received in May
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	\$ 2,748,951.46	\$ 2,419,625.73
2022	219,452,995 x	0.0138878	\$3,047,719	_____	_____

In 2021, there were 172 EMPP Exemptions granted and 2,651 Small Business Exemption claims.

Of the 2,651 Small Business Exemption claims filed 2,627 were granted.

**2021 WAYNE COUNTY  
CITY MILLAGE RATES**

LIVONIA	CLARENCEVILLE SCHOOL	13.2480	37.3244	55.3244
LIVONIA	LIVONIA PUBLIC SCHOOL	13.2480	40.9672	58.9672
PLYMOUTH	PLYMOUTH-CANTON COMMUNITY	15.0692	42.5388	60.5388
NORTHVILLE	NORTHVILLE PUBLIC SCHOOL	15.5063	43.2192	61.2192
ROMULUS	ROMULUS COMMUNITY SCHOOL	15.8709	52.6568	69.1168
ROMULUS	WAYNE-WESTLAND COMMUNITY	15.8709	45.3225	63.1554
ROMULUS	WOODHAVEN SCHOOL DISTRICT	15.8709	47.8446	65.8446
BELLEVILLE	VAN BUREN PUBLIC SCHOOL	16.2043	44.7109	62.7109
GROSSE POINTE FARMS	GROSSE POINTE PUBLIC SCHOOL	16.7912	49.9564	65.0289
GROSSE POINTE PARK	GROSSE POINTE PUBLIC SCHOOL	16.8822	50.0474	65.1199
GROSSE POINTE	GROSSE POINTE PUBLIC SCHOOL	17.1801	50.3453	65.4178
GROSSE POINTE SHORES VILLAGE	GROSSE POINTE PUBLIC SCHOOL	17.7031	50.8683	65.9408
RIVERVIEW	RIVERVIEW COMMUNITY	18.9100	48.2533	66.2533
GIBRALTAR	GIBRALTAR SCHOOL DISTRICT	19.0046	49.3244	67.3244
WESTLAND	GARDEN CITY SCHOOL DISTRICT	19.5931	50.8924	68.8924
WESTLAND	LIVONIA PUBLIC SCHOOL	19.5931	48.3072	66.3072
WESTLAND	ROMULUS (INKSTER DEBT)	19.5931	56.5890	73.2068
WESTLAND	ROMULUS COMMUNITY SCHOOL	19.5931	56.3790	72.8390
WESTLAND	TAYLOR (INKSTER DEBT)	19.5931	56.5890	73.2068
WESTLAND	TAYLOR SCHOOL DISTRICT	19.5931	44.5490	62.5490
WESTLAND	WAYNE-WESTLAND COMMUNITY	19.5931	49.0447	66.8776
FLATROCK	FLAT ROCK COMMUNITY	19.9861	54.2071	72.2071
FLATROCK	GIBRALTAR SCHOOL DISTRICT	19.9861	50.3059	68.3059
FLATROCK	WOODHAVEN-BROWNSTOWN	19.9861	50.9649	68.9649
ROCKWOOD	GIBRALTAR SCHOOL DISTRICT	20.4292	50.7490	68.7490
LINCOLN PARK	LINCOLN PARK PUBLIC SCHOOL	20.9404	53.7122	71.7122
GROSSE POINTE WOODS	GROSSE POINTE PUBLIC SCHOOL	21.8829	55.0481	70.1206
WOODHAVEN	GIBRALTAR SCHOOL DISTRICT	22.4420	52.7618	70.7618
WOODHAVEN	WOODHAVEN-BROWNSTOWN	22.4420	53.4208	71.4208
WYANDOTTE	WYANDOTTE CITY SCHOOL	22.7500	54.0158	72.0158
DEARBORN HEIGHTS	CRESTWOOD SCHOOL DISTRICT	23.5646	50.0707	68.0707
DEARBORN HEIGHTS	DEARBORN HGTS SCH DISTRICT	23.5646	54.6948	72.6948
DEARBORN HEIGHTS	DEARBORN CITY SCHOOL	23.5646	57.9927	69.8227
DEARBORN HEIGHTS	TAYLOR SCHOOL DISTRICT	23.5646	48.5205	66.5205
DEARBORN HEIGHTS	WAYNE-WESTLAND COMMUNITY	23.5646	53.0162	70.8491
DEARBORN HEIGHTS	WESTWOOD COMMUNITY	23.5646	50.5464	68.5464
ALLEN PARK	ALLEN PARK PUBLIC SCHOOLS	23.9087	59.9046	77.9046
ALLEN PARK	MELVINDALE/N ALLEN PARK	23.9087	47.9046	65.8092
ALLEN PARK	SOUTHGATE COMMUNITY	23.9087	53.7546	71.7546
HAMTRAMCK	HAMTRAMCK PUBLIC SCHOOL	24.1380	56.2841	74.1533
WAYNE	WAYNE-WESTLAND COMMUNITY	24.5579	54.0095	71.8424
TRENTON	RIVERVIEW COMMUNITY	24.7506	54.0939	72.0939
TRENTON	TRENTON PUBLIC SCHOOL	24.7506	57.5911	74.1765
HARPER WOODS	GROSSE POINTE PUBLIC	25.3302	58.4954	73.5679
HARPER WOODS	HARPER WOODS	25.3302	62.3261	80.3261
TAYLOR	TAYLOR SCHOOL DISTRICT	25.9386	50.8945	68.8945
GARDEN CITY	GARDEN CITY SCHOOL DISTRICT	26.4906	57.7899	75.7899
DEARBORN	DEARBORN CITY SCHOOL	26.6700	61.0981	72.9281
DEARBORN	WESTWOOD COMMUNITY	26.6700	53.6518	71.6518
SOUTHGATE	SOUTHGATE COMMUNITY	26.7308	56.5767	74.5767
DETROIT	DETROIT CITY SCHOOL DISTRICT	28.9520	69.5837	86.4416
RIVER ROUGE	RIVER ROUGE CITY SCHOOL	37.1339	76.6298	91.4798
MELVINDALE	MELVINDALE/ ALLEN PARK	37.2892	61.2851	79.1897
INKSTER	ROMULUS (INKSTER DEBT)	37.8837	76.8417	93.4595
INKSTER	TAYLOR SCH DIST (INKSTER DEBT)	37.8837	76.8417	93.4595
INKSTER	TAYLOR SCHOOL DISTRICT	37.8837	64.8017	82.8017
INKSTER	WAYNE-WESTLAND (INKSTER DEBT)	37.8837	76.8417	93.4595
INKSTER	WAYNE-WESTLAND COMM SCH	37.8837	69.2974	87.1303
INKSTER	WESTWOOD (INKSTER DEBT)	37.8837	76.8417	93.4595
INKSTER	WESTWOOD COMMUNITY	37.8837	66.8276	84.8276
ECORSE	ECORSE PUBLIC SCHOOLS	38.1380	78.1339	95.8477
ECORSE	RIVER ROUGE CITY SCHOOLS	38.1380	77.6339	92.4839
HIGHLAND PARK	HIGHLAND PARK CITY SCHOOL	47.4869	71.1950	88.9250

**2021 WAYNE COUNTY  
TOWNSHIP MILLAGE RATES**

<b>MUNICIPALITY</b>	<b>SCHOOL DISTRICT NAME</b>	<b>TOTAL TWP MILLAGE</b>	<b>HOMESTEAD RATE</b>	<b>NON- HOMESTEAD RATE</b>
SUMPTER TOWNSHIP	AIRPORT COMMUNITY SCHOOLS	4.7175	31.9124	49.9124
SUMPTER TOWNSHIP	VAN BUREN PUBLIC SCHOOLS	4.7175	33.2241	51.2241
SUMPTER TOWNSHIP	HURON SCHOOL DISTRICT	4.7175	36.7603	54.7603
SUMPTER TOWNSHIP	LINCOLN CONS SCHOOL	4.7175	37.3952	55.3952
VAN BUREN TOWNSHIP	VAN BUREN PUBLIC SCHOOLS	7.2674	35.7740	53.7740
VAN BUREN TOWNSHIP	LINCOLN CONSOLIDATED SCHOOLS	7.2674	39.9451	57.9451
HURON TOWNSHIP	HURON SCHOOL DISTRICT	8.5702	38.5712	56.5712
HURON TOWNSHIP	WOODHAVEN-BROWNSTOWN	8.5702	39.5490	57.5490
HURON TOWNSHIP	FLAT ROCK COMMUNITY SCHOOLS	8.5702	42.7912	60.7912
NORTHVILLE TOWNSHIP	PLYMOUTH-CANTON COMM SCH	8.6118	35.7431	53.7431
NORTHVILLE TOWNSHIP	NORTHVILLE PUBLIC SCHOOLS	8.6118	36.3247	54.3247
PLYMOUTH TOWNSHIP	PLYMOUTH-CANTON COMM SCH	8.6118	32.6180	50.6181
BROWNSTOWN TOWNSHIP*	TAYLOR SCHOOL DISTRICT	11.9971	35.9581	53.9581
BROWNSTOWN TOWNSHIP*	GIBRALTAR SCHOOL DISTRICT	11.9971	42.3169	60.3169
BROWNSTOWN TOWNSHIP*	WOODHAVEN-BROWNSTOWN	11.9971	42.9759	60.9759
CANTON TOWNSHIP***	PLYMOUTH-CANTON COMM SCH	12.3097	39.8019	57.8019
CANTON TOWNSHIP***	VAN BUREN PUBLIC SCHOOLS	12.3097	40.2335	58.2335
CANTON TOWNSHIP***	WAYNE-WESTLAND COMM SCH	12.3097	42.2254	60.0583
GROSSE ILE TOWNSHIP	GROSSE ILE TOWNSHIP SCHOOLS	14.8046	44.0725	61.1869
REDFORD TOWNSHIP**	CLARENCEVILLE SCHOOL	25.1700	53.1633	71.1633
REDFORD TOWNSHIP**	REDFORD UNION SCHOOL	25.1700	60.8379	78.8379
REDFORD TOWNSHIP**	SOUTH REDFORD SCHOOL	25.1700	62.1589	80.1589

- \* 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)

**2021 TOTAL TAX RATES  
FOR CITIES WITHIN WAYNE COUNTY**

<b>MUNICIPALITY</b>	<b>CODE</b>	<b>SCHOOL DISTRICT NAME</b>	<b>TOTAL HOMESTEAD</b>	<b>TOTAL NON-HOMESTEAD</b>
LIVONIA	63090	CLARENCEVILLE SCHOOL	37.3244	55.3244
LIVONIA	82095	LIVONIA PUBLIC SCHOOL	40.9672	58.9672
PLYMOUTH	82100	PLYMOUTH-CANTON COMMUNITY	42.5388	60.5388
NORTHVILLE	82390	NORTHVILLE PUBLIC SCHOOL	43.2192	61.2192
WESTLAND	82150	TAYLOR SCHOOL DISTRICT	44.5490	62.5490
BELLEVILLE	82430	VAN BUREN PUBLIC SCHOOL	44.7109	62.7109
ROMULUS	82160	WAYNE-WESTLAND COMMUNITY	45.3225	63.1554
ROMULUS	82365	WOODHAVEN SCHOOL DISTRICT	47.8446	65.8446
ALLEN PARK	82045	MELVINDALE/N ALLEN PARK	47.9046	65.8092
RIVERVIEW	82400	RIVERVIEW COMMUNITY	48.2533	66.2533
WESTLAND	82095	LIVONIA PUBLIC SCHOOL	48.3072	66.3072
DEARBORN HEIGHTS	82150	TAYLOR SCHOOL DISTRICT	48.5205	66.5205
WESTLAND	82160	WAYNE-WESTLAND COMMUNITY	49.0447	66.8776
GIBRALTAR	82290	GIBRALTAR SCHOOL DISTRICT	49.3244	67.3244
GROSSE POINTE FARMS	82055	GROSSE POINTE PUBLIC SCHOOL	49.9564	65.0289
GROSSE POINTE PARK	82055	GROSSE POINTE PUBLIC SCHOOL	50.0474	65.1199
DEARBORN HEIGHTS	82230	CRESTWOOD SCHOOL DISTRICT	50.0707	68.0707
FLATROCK	82290	GIBRALTAR SCHOOL DISTRICT	50.3059	68.3059
GROSSE POINTE	82055	GROSSE POINTE PUBLIC SCHOOL	50.3453	65.4178
DEARBORN HEIGHTS	82240	WESTWOOD COMMUNITY	50.5464	68.5464
ROCKWOOD	82290	GIBRALTAR SCHOOL DISTRICT	50.7490	68.7490
GROSSE POINTE SHORES VILLAGE	82055	GROSSE POINTE PUBLIC SCHOOL	50.8683	65.9408
WESTLAND	82050	GARDEN CITY SCHOOL DISTRICT	50.8924	68.8924
TAYLOR	82150	TAYLOR SCHOOL DISTRICT	50.8945	68.8945
FLATROCK	82365	WOODHAVEN-BROWNSTOWN	50.9649	68.9649
ROMULUS	82130	ROMULUS COMMUNITY SCHOOL	52.6568	69.1168
WOODHAVEN	82290	GIBRALTAR SCHOOL DISTRICT	52.7618	70.7618
DEARBORN HEIGHTS	82160	WAYNE-WESTLAND COMMUNITY	53.0162	70.8491
WOODHAVEN	82365	WOODHAVEN-BROWNSTOWN	53.4208	71.4208
DEARBORN	82240	WESTWOOD COMMUNITY	53.6518	71.6518
LINCOLN PARK	82090	LINCOLN PARK PUBLIC SCHOOL	53.7122	71.7122
ALLEN PARK	82405	SOUTHGATE COMMUNITY	53.7546	71.7546
WAYNE	82160	WAYNE-WESTLAND COMMUNITY	54.0095	71.8424
WYANDOTTE	82170	WYANDOTTE CITY SCHOOL	54.0158	72.0158
TRENTON	82400	RIVERVIEW COMMUNITY	54.0939	72.0939
FLATROCK	82180	FLAT ROCK COMMUNITY	54.2071	72.2071
DEARBORN HEIGHTS	82040	DEARBORN HGTS SCH DISTRICT	54.6948	72.6948
GROSSE POINTE WOODS	82055	GROSSE POINTE PUBLIC SCHOOL	55.0481	70.1206
HAMTRAMCK	82060	HAMTRAMCK PUBLIC SCHOOL	56.2841	74.1533
WESTLAND	82130	ROMULUS COMMUNITY SCHOOL	56.3790	72.8390
SOUTHGATE	82405	SOUTHGATE COMMUNITY	56.5767	74.5767
WESTLAND	82130	ROMULUS (INKSTER DEBT)	56.5890	73.2068
WESTLAND	82150	TAYLOR (INKSTER DEBT)	56.5890	73.2068
TRENTON	82155	TRENTON PUBLIC SCHOOL	57.5911	74.1765
GARDEN CITY	82050	GARDEN CITY SCHOOL DISTRICT	57.7899	75.7899
DEARBORN HEIGHTS	82030	DEARBORN CITY SCHOOL	57.9927	69.8227
HARPER WOODS	82055	GROSSE POINTE PUBLIC	58.4954	73.5679
ALLEN PARK	82020	ALLEN PARK PUBLIC SCHOOLS	59.9046	77.9046
DEARBORN	82030	DEARBORN CITY SCHOOL	61.0981	72.9281
MELVINDALE	82045	MELVINDALE/ ALLEN PARK	61.2851	79.1897
HARPER WOODS	82320	HARPER WOODS	62.3261	80.3261
INKSTER	82150	TAYLOR SCHOOL DISTRICT	64.8017	82.8017
INKSTER	82240	WESTWOOD COMMUNITY	66.8276	84.8276
INKSTER	82160	WAYNE-WESTLAND COMM SCH	69.2974	87.1303
DETROIT	82010	DETROIT CITY SCHOOL DISTRICT	69.5837	86.4416
HIGHLAND PARK	82070	HIGHLAND PARK CITY SCHOOL	71.1950	88.9250
RIVER ROUGE	82120	RIVER ROUGE CITY SCHOOL	76.6298	91.4798
INKSTER	82130	ROMULUS (INKSTER DEBT)	76.8417	93.4595
INKSTER	82150	TAYLOR SCH DIST (INKSTER DEBT)	76.8417	93.4595
INKSTER	82160	WAYNE-WESTLAND (INKSTER DEBT)	76.8417	93.4595
INKSTER	82240	WESTWOOD (INKSTER DEBT)	76.8417	93.4595
ECORSE	82120	RIVER ROUGE CITY SCHOOLS	77.6339	92.4839
ECORSE	82250	ECORSE PUBLIC SCHOOLS	78.1339	95.8477

**2021 TOTAL TAX RATES  
FOR TOWNSHIPS WITHIN WAYNE COUNTY**

<b>MUNICIPALITY</b>	<b>CODE</b>	<b>SCHOOL DISTRICT NAME</b>	<b>TOTAL HOMESTEAD</b>	<b>TOTAL NON-HOMESTEAD</b>
SUMPTER TOWNSHIP	58020	AIRPORT COMMUNITY SCHOOLS	31.9124	49.9124
PLYMOUTH TOWNSHIP	82100	PLYMOUTH-CANTON COMM SCH	32.6180	50.6181
SUMPTER TOWNSHIP	82430	VAN BUREN PUBLIC SCHOOLS	33.2241	51.2241
NORTHVILLE TOWNSHIP	82100	PLYMOUTH-CANTON COMM SCH	35.7431	53.7431
VAN BUREN TOWNSHIP	82430	VAN BUREN PUBLIC SCHOOLS	35.7740	53.7740
BROWNSTOWN TOWNSHIP*	82150	TAYLOR SCHOOL DISTRICT	35.9581	53.9581
NORTHVILLE TOWNSHIP	82390	NORTHVILLE PUBLIC SCHOOLS	36.3247	54.3247
SUMPTER TOWNSHIP	82340	HURON SCHOOL DISTRICT	36.7603	54.7603
SUMPTER TOWNSHIP	81070	LINCOLN CONS SCHOOL	37.3952	55.3952
HURON TOWNSHIP	82340	HURON SCHOOL DISTRICT	38.5712	56.5712
HURON TOWNSHIP	82365	WOODHAVEN-BROWNSTOWN	39.5490	57.5490
CANTON TOWNSHIP***	82100	PLYMOUTH-CANTON COMM SCH	39.8019	57.8019
VAN BUREN TOWNSHIP	81070	LINCOLN CONSOLIDATED SCHOOLS	39.9451	57.9451
CANTON TOWNSHIP***	82430	VAN BUREN PUBLIC SCHOOLS	40.2335	58.2335
CANTON TOWNSHIP***	82160	WAYNE-WESTLAND COMM SCH	42.2254	60.0583
BROWNSTOWN TOWNSHIP*	82290	GIBRALTAR SCHOOL DISTRICT	42.3169	60.3169
HURON TOWNSHIP	82180	FLAT ROCK COMMUNITY SCHOOLS	42.7912	60.7912
BROWNSTOWN TOWNSHIP*	82365	WOODHAVEN-BROWNSTOWN	42.9759	60.9759
GROSSE ILE TOWNSHIP	82300	GROSSE ILE TOWNSHIP SCHOOLS	44.0725	61.1869
REDFORD TOWNSHIP**	63090	CLARENCEVILLE SCHOOL	53.1633	71.1633
REDFORD TOWNSHIP**	82110	REDFORD UNION SCHOOL	60.8379	78.8379
REDFORD TOWNSHIP**	82140	SOUTH REDFORD SCHOOL	62.1589	80.1589

- \* 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)

# 2022 CITY OF LIVONIA 25 LARGEST TAXPAYERS

	TAXABLE VALUE REAL	TAXABLE VALUE PERSONAL	TAXABLE VALUE TOTAL	TAXES AT VARIOUS 2021 MILLAGE RATES
CONSUMERS ENERGY CO.	3,428,909	41,712,800	45,141,709	\$ 2,638,131.89
ASHLEY CAPITAL	42,681,891		42,681,891	\$ 2,555,879.77
**ACT 198	1,744,800		1,744,800	\$ 53,498.88
			<b>TOTAL 44,426,691</b>	<b>\$ 2,609,378.66</b>
DTE ELECTRIC CO.	1,389,684	41,829,500	43,219,184	\$ 2,541,313.18
SCHOSTAK BROTHERS	32,429,301	445,000	32,874,301	\$ 1,948,349.86
FORD MOTOR COMPANY	24,933,847	1,002,900	25,936,747	\$ 1,507,497.55
**ACT 198		1,524,600	1,524,600	\$ 28,262.73
			<b>TOTAL 27,461,347</b>	<b>\$ 1,535,760.28</b>
AMAZON	2,168,800	5,376,700	7,545,500	\$ 395,449.21
**ACT 198	26,500,000	5,669,300	32,169,300	\$ 993,848.05
			<b>TOTAL 39,714,800</b>	<b>\$ 1,389,297.26</b>
ARC - Victor Pkwy Office	14,769,581		14,769,581	\$ 870,920.84
DEMBS-ROTH INDUSTRIAL DEV	13,789,452		13,789,452	\$ 822,976.90
MILLENNIUM LIVONIA LLC - Retail/Restaurants	13,854,453		13,854,453	\$ 816,958.30
T - MOBILE / SPRINT	144,200	15,918,000	16,062,200	\$ 781,487.16
COLLEGE PARK-SCHOOLCRAFT	13,025,925		13,025,925	\$ 768,102.32
RNDC-NWS LLC	1,599,000		1,599,000	\$ 97,486.55
**ACT 198	14,837,281	9,887,100	24,724,381	\$ 655,361.83
Wine Distributor			<b>TOTAL 26,323,381</b>	<b>\$ 752,848.39</b>
HAGGERTY GROUP - Retail & Appts.	12,079,971		12,079,971	\$ 712,322.07
COMERICA	11,232,831		11,232,831	\$ 662,368.59
WAL-MART	9,588,538	1,790,700	11,379,238	\$ 641,030.52
MARRIOTT HOTEL	8,116,445	3,049,239	11,165,684	\$ 621,818.25
UNIVERSAL PROP SMC LIVONIA	10,360,229		10,360,229	\$ 610,913.70
AURORA LLC - Industrial Investment	9,938,000	5,000	9,943,000	\$ 605,100.87
ROUSCH CORPORATION	8,486,117	1,362,800	9,848,917	\$ 565,534.38
COSTCO WHOLESALE	7,149,742	2,846,800	9,996,542	\$ 555,306.49
PARAGON PROPERTIES IND DEV	8,549,214		8,549,214	\$ 507,118.12
LIVONIA ESTATES LTD	7,926,581		7,926,581	\$ 483,261.45
QUAKERTOWN CAMBRIDGE	8,049,357		8,049,357	\$ 474,648.04
KELSEY-HAYES (TRW)	1,542,766	239,500	1,782,266	\$ 472,957.38
TARGET	6,416,687	1,159,000	7,575,687	\$ 433,758.85
<b>TOTALS:</b>	<b>316,733,602</b>	<b>133,818,939</b>	<b>450,552,541</b>	<b>\$ 24,821,663.73</b>

2021 AD VALOREM CITY MILLAGE	13.2480	\$5,171,880
2021 ACT 198 CITY MILLAGE	6.6240	\$398,520
TOTAL ESTIMATED CITY TAX DOLLARS		\$5,570,400

**PLYMOUTH ROAD DEVELOPMENT AUTHORITY  
(P.R.D.A)  
1994 - 2022 RECAPTURE**

	<u>1994 Parcel Count</u>	<u>1994 Assessed Value</u>	<u>2022 Parcel Count</u>	<u>2022 Taxable Value</u>
Real Property	578	251,784,070	545	297,741,218
Personal Property	893	178,771,840	778	73,987,300
Act 198				
Real Property	7	11,052,250	5	29,926,400
Personal Property	19	257,281,050	14	7,786,000
Act 255				
Real Property	<u>1</u>	<u>2,458,180</u>	<u>0</u>	<u>0</u>
<b>Totals</b>	<b>1498</b>	<b>701,347,390</b>	<b>1,342</b>	<b>409,440,918</b>

**Amount of Captured Taxable Value for 2022:  
- 291,906,472**