

CITY OF LIVONIA

2016 ASSESSMENT DATA



DEPARTMENTAL CORRESPONDENCE

DATE: APRIL 29, 2016
TO: DENNIS WRIGHT, MAYOR
FROM: LINDA GOSSELIN, ASSESSOR
SUBJECT: 2016 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 105 personal appearance appeals and 176 mail-in appeals. Of the total 281 appeals, 23 had applied for a poverty exemption and 97 had applied for a veteran exemption and were granted total property tax relief. For 2016 this exemption reduced the taxable value by 7,354,700.
- The 2016 Ad-Valorem Taxable Value:
Real: 3,528,829,880 – overall increase from 2015 of 2.1%.
Personal: 319,351,810 – overall decrease from 2015 of 30.2% **
GRAND TOTAL: 3,848,181,690
- The 2016 Act 198 – IFT Taxable Value:
Real: 22,292,340 – overall increase from 2015 of 40.6%.
Personal: 38,026,470 – overall decrease from 2015 of 48.1% **
GRAND TOTAL: 60,318,810
- The Act 210 (Commercial Rehab) Taxable Values:
2015: 466,550
2016: 1,389,760

** decreases are 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

2016 ADVALOREM TOTALS

Real Property

	2015 SEV	2016 SEV	2016 TAXABLE
Commercial	737,073,740	762,948,320	673,949,820
Industrial	214,332,170	223,272,150	214,278,260
Residential	2,949,675,430	3,175,250,440	2,640,601,800
TOTAL	3,901,081,340	4,161,470,910	3,528,829,880

Personal Property

	2015 SEV	2016 SEV	2016 TAXABLE
Commercial	198,125,490	180,999,140	180,998,470
Industrial	161,273,370	80,393,980	80,393,980
Utility	56,718,400	60,509,850	57,959,360
TOTAL	416,117,260	321,902,970	319,351,810

Total Advalorem	4,317,198,600	4,483,373,880	3,848,181,690
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2016 SPECIAL ACTS TOTALS

Real Property

	2015 SEV	2016 SEV	2016 TAXABLE
I.F.T. Parcels	16,284,340	22,686,800	22,292,340
Brownfield Parcels	16,046,560	14,564,100	12,420,480
C.F.T. Parcels (Act 255)	466,550	1,389,760	1,389,760
TOTAL	32,797,450	38,640,660	36,102,580

Personal Property

	2015 SEV	2016 SEV	2016 TAXABLE
I.F.T. Parcels	79,053,980	38,026,470	38,026,470
TOTAL	79,053,980	38,026,470	38,026,470

Total Special Acts	111,851,430	76,667,130	74,129,050
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Grand Total of Advalorem & Special Acts	4,429,050,030	4,560,041,010	3,922,310,740
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Non Taxable

Act 328	35,161,710	29,441,900	29,441,900
(Not included in totals)			
A123			
EMS Product Development			
Washers Inc.			
Helm Inc.			
Odyssey Electronics			
Admiral Tool			

2016 SUMMARY
CHANGE IN ASSESSED AND TAXABLE VALUE

REAL PROPERTY		
ASSESSED VALUE		TAXABLE VALUE
4,161,470,910	(2016)	3,528,829,880
<u>- 3,901,081,340</u>	(2015)	<u>- 3,455,387,960</u>
260,389,570	6.6% increase	73,441,920
		2.12% increase

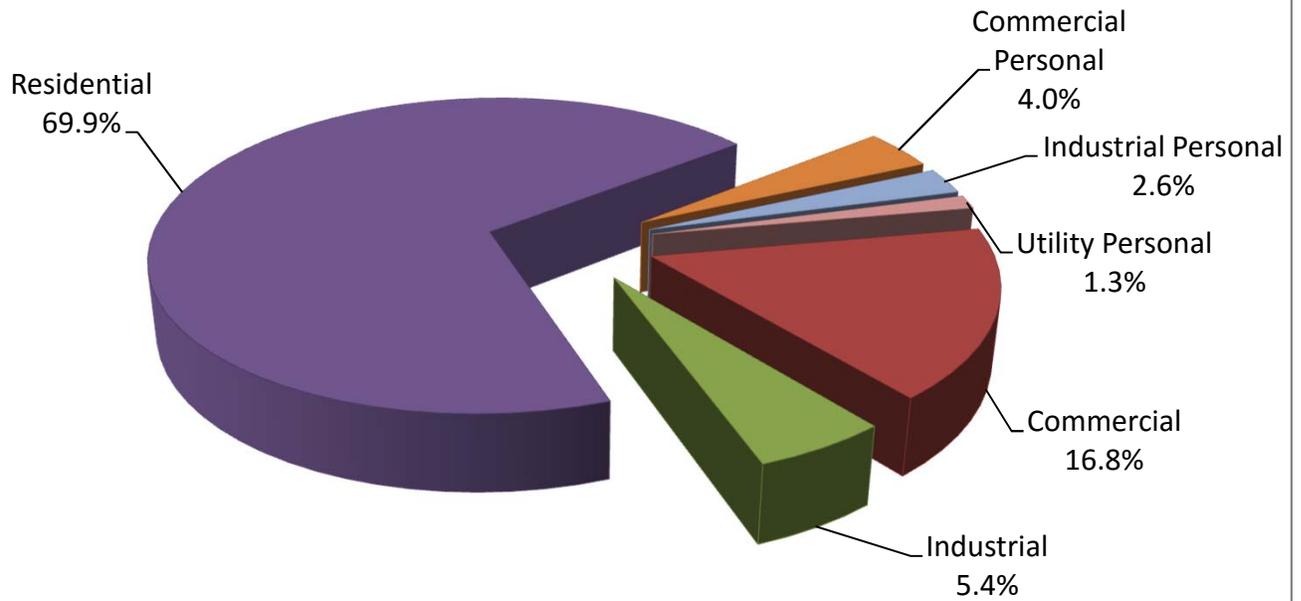
PERSONAL PROPERTY		
ASSESSED VALUE		TAXABLE VALUE
321,902,970	(2016)	319,351,810
<u>- 416,117,260</u>	(2015)	<u>- 415,900,030</u>
- 94,214,290	22.7% decrease	- 96,548,220
		23.2% decrease

TOTAL		
ASSESSED VALUE		TAXABLE VALUE
4,483,373,880	(2016)	3,848,181,690
<u>- 4,317,198,600</u>	(2015)	<u>- 3,871,287,990</u>
166,175,280	3.8% increase	- 23,106,300
		0.6% decrease

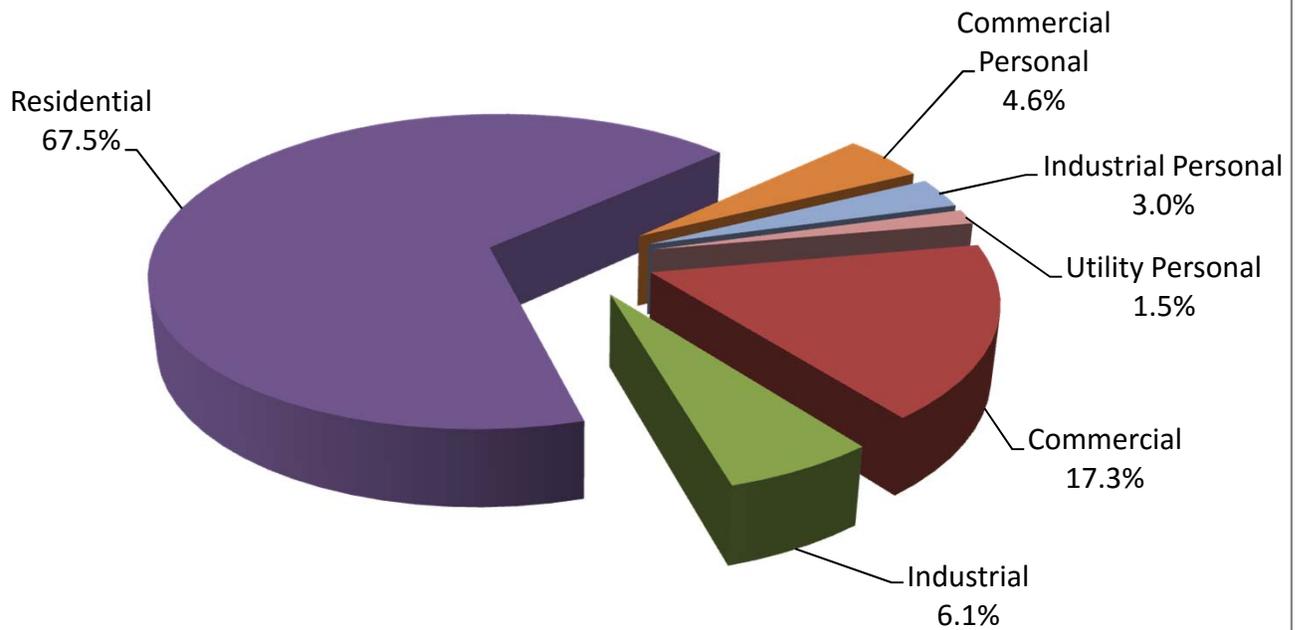
SPECIAL ACTS		
ASSESSED VALUE		TAXABLE VALUE
76,667,130	(2016)	74,129,050
<u>- 111,851,430</u>	(2015)	<u>- 110,714,870</u>
- 35,184,300	31.4% decrease	- 36,585,820
		33.0% decrease

GRAND TOTAL		
ASSESSED VALUE		TAXABLE VALUE
4,560,041,010	(2016)	3,922,310,740
<u>- 4,429,050,030</u>	(2015)	<u>- 3,982,002,860</u>
130,990,980	+2.95% overall	- 59,692,120
		-1.5% overall

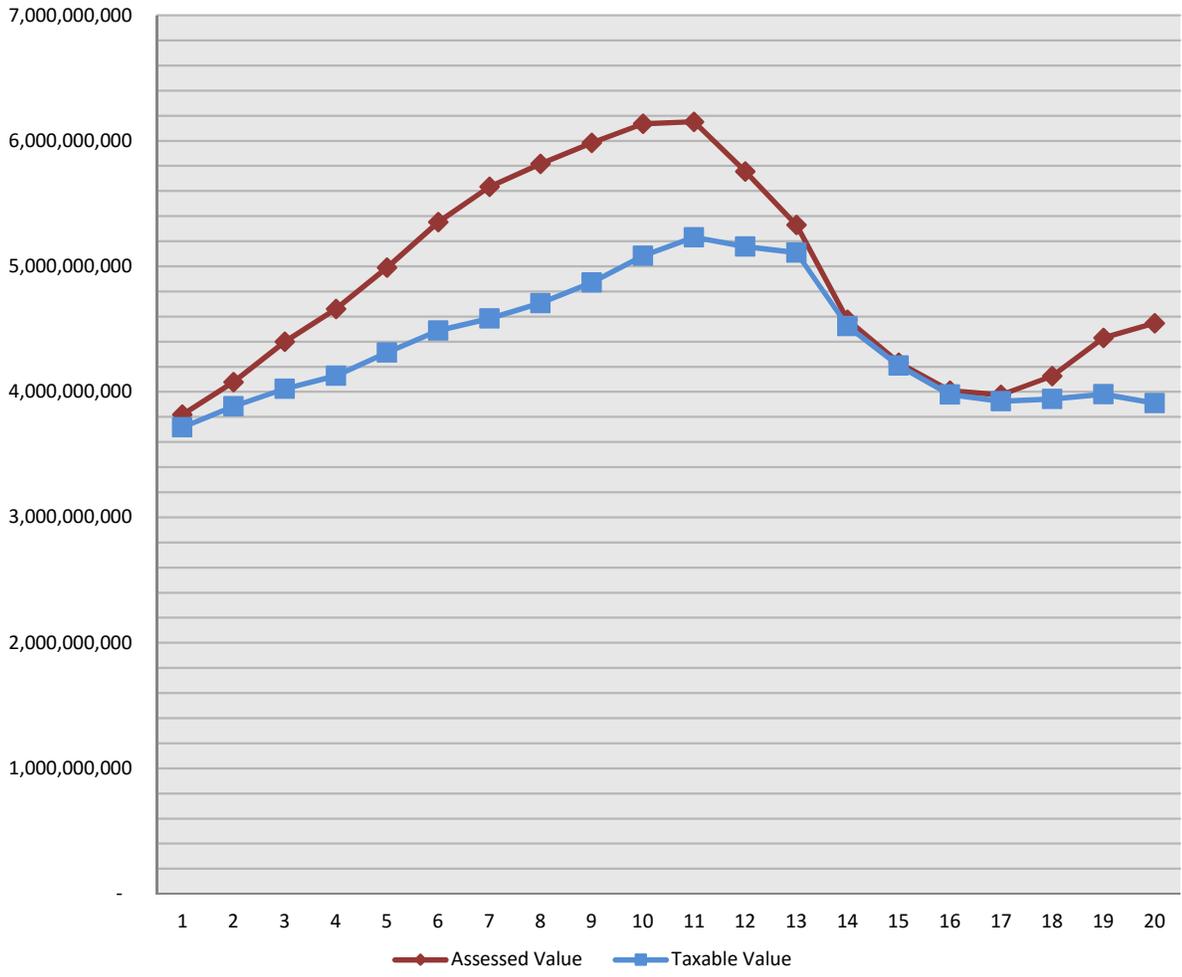
State Equalized Value by Property Class



Taxable Value by Property Class



Assessed & Taxable Value Trends



2016 RANGE OF RESIDENTIAL ASSESSMENTS

ASSESSED VALUE <u>RANGE</u>	PARCEL <u>COUNT</u>	ASSESSED <u>VALUE</u>	AVG. IMPROVED <u>ASSESSMENT</u>	% OF TOTAL <u>IMPROVED*</u>
1 - 25,000				
TOTAL IMPROVED	536	10,943,770		
VACANT	<u>565</u>	<u>5,693,000</u>		
TOTAL PARCEL COUNT	1,101	16,636,770	20,420	1.45
25,010 - 37,500				
TOTAL IMPROVED	1,341	43,034,970		
VACANT	<u>61</u>	<u>1,845,350</u>		
TOTAL PARCEL COUNT	1,402	44,880,320	32,090	3.63
37,510 - 50,000				
TOTAL IMPROVED	1,823	80,465,480		
VACANT	<u>11</u>	<u>470,750</u>		
TOTAL PARCEL COUNT	1,834	80,936,230	44,140	4.94
50,010 - 62,500				
TOTAL IMPROVED	4,333	248,771,270		
VACANT	<u>7</u>	<u>412,310</u>		
TOTAL PARCEL COUNT	4,340	249,183,580	57,410	11.73
62,510 - 75,000				
TOTAL IMPROVED	8,233	566,142,000		
VACANT	<u>1</u>	<u>62,570</u>		
TOTAL PARCEL COUNT	8,234	566,204,570	68,760	22.29
75,010 - 100,000				
TOTAL IMPROVED	10,413	893,771,050		
VACANT	<u>1</u>	<u>94,000</u>		
TOTAL PARCEL COUNT	10,414	893,865,050	85,830	28.20
100,010 - 125,000				
TOTAL IMPROVED	5,863	654,438,240		
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	5,863	654,438,240	111,620	15.87
125,010 - 150,000				
TOTAL IMPROVED	2,604	351,928,780		
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	2,604	351,928,780	135,150	7.05
150,010+				
TOTAL IMPROVED	1,787	316,412,370		
VACANT	<u>3</u>	<u>769,530</u>		
TOTAL PARCEL COUNT	1,790	317,181,900	177,060	4.84

* 36,933 total parcels - improved only

AVERAGE ASSESSED VALUE OF IMPROVED RESIDENTIAL PROPERTY: 85,720

AVERAGE TAXABLE VALUE OF IMPROVED RESIDENTIAL PROPERTY: 71,090

ESTIMATED TRUE CASH VALUE: \$ 171,440

2015
**LARGEST IMPROVED
 RESIDENTIAL SALES**

<u>SALE PRICE</u>	<u>PARCEL NUMBER</u>	<u>ADDRESS</u>	<u>CROSS ROADS</u>
\$ 450,000	030-03-0086-000	36954 Kingsburn	Seven Mile/Newburgh
430,000	059-99-0001-004	32511 Camborne	Six Mile/Hubbard
415,000	025-03-0039-000	18710 Manor	Seven Mile/Newburgh
405,000	010-06-0089-000	33005 Brookside Ct.	Seven Mile/Farmington
400,000	014-06-0012-000	20521 Chestnut Circle	Eight Mile/Gill
395,000	010-01-0055-000	20313 Mayfield	Eight Mile/Farmington
390,500	014-03-0683-000	35079 Morlock	Eight Mile/Gill
390,000	030-04-0128-000	37283 Weymouth	Seven Mile/Newburgh
385,000	128-99-0001-001	36043 Ann Arbor Trail	Ann Arbor Trail/Levan
380,000	019-01-0015-000	19453 Fitzgerald	Seven Mile/Newburgh
380,000	035-02-0012-000	35202 Vargo	Six Mile/Wayne
380,000	014-03-0546-000	20555 Ellen	Eight Mile/Gill

2015 LARGER SALES COMMERCIAL AND INDUSTRIAL

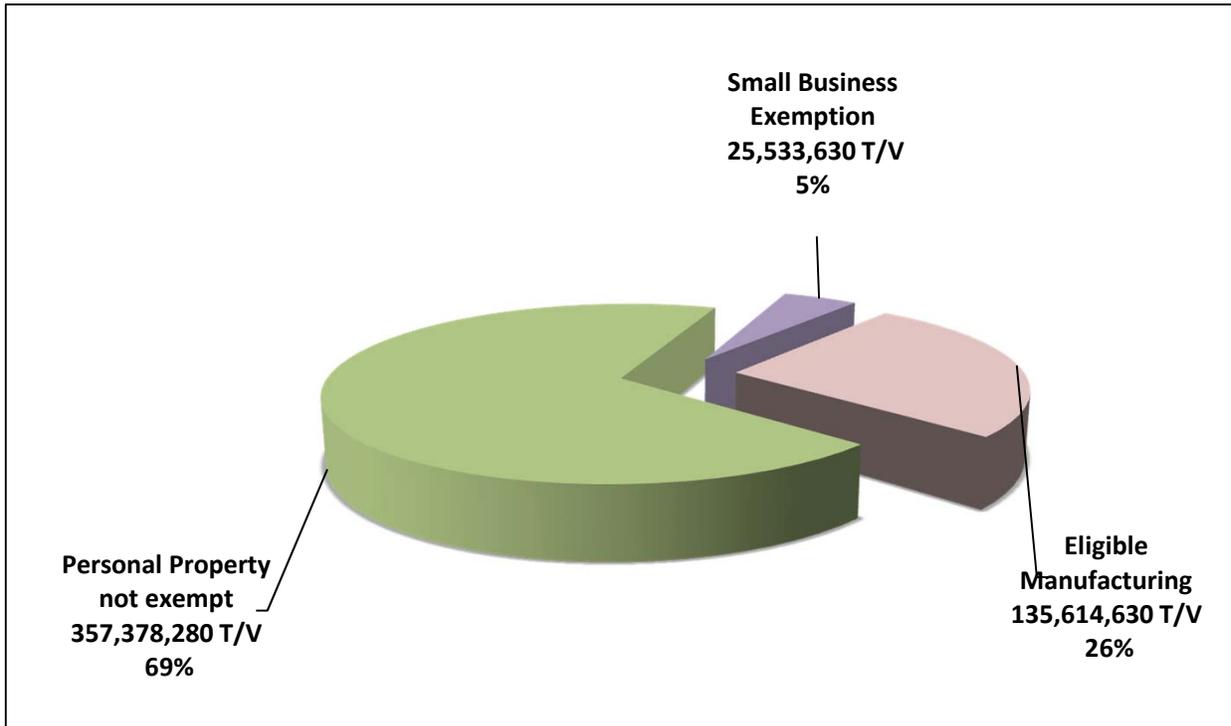
COMMERCIAL SALES

<u>ADDRESS</u>	<u>SELLER OR OCCUPANT</u>	<u>BUYER OR OCCUPANT</u>	<u>SALE PRICE</u>	<u>USE</u>
38701 Seven Mile 38695 Seven Mile 38703 Seven Mile 38705 Seven Mile	SMC Investors, LLC/US Bank	Universal Prop. Three LLC	\$ 16,000,000	4 Story Office 4 Story Office Restaurant 4 Story Office
17187 Laurel Park	Ashley Laurel Park II, LLC	Laurel Park Drive LLC	\$ 12,600,000	4 Story Office
33523 Eight Mile 33797 Eight Mile	NW-Northridge LLC	Northridge Livonia LLC	\$ 6,800,000	Strip Center Fuel Center
38300 Plymouth	VCS Properties LLC	Iron Mountain Information	\$ 6,277,738	Office/Whse
18265 Farmington	Curtis Creek LLC	Curtis Creek LLC	\$ 4,376,102	Apartments
17250 Newburgh	Six Mile-Newburgh Assoc.	Zeal Credit Union	\$ 2,455,000	Office
31245 Eight Mile	Homren Corp.	Sakineh, LLC	\$ 2,100,000	Single Retail
37651 Pembroke	Pembroke James Towne Off.	Livonia RE Portfolio LLC	\$ 2,049,884	Offices

INDUSTRIAL SALES

<u>ADDRESS</u>	<u>SELLER OR OCCUPANT</u>	<u>BUYER OR OCCUPANT</u>	<u>SALE PRICE</u>	<u>USE</u>
11820 Globe	The Grossman Company	Globe Street LLC	\$ 4,500,000	Office/Whse
12200 Middlebelt	East Middlebelt LLC	Livonia Distribution Ctr, LLC	\$ 3,710,000	Manufacturing (vacant bldg.)
35455 Veronica	Henrob Corporation	Ultimate Property II, LLC	\$ 3,340,000	Office/Whse
35901 Schoolcraft	Schoolcraft-Arie	Sparr, LLC	\$ 2,750,000	Office/Whse
30405 Industrial	Gershman Properties, LLC	30405 Partners, LLC	\$ 1,739,000	Freezer/Whse
32890 Capitol	32890 Capitol LLC	Capitol Real Estate Holding	\$ 1,500,000	Office/Whse

2016 Calculation of Small Business and Eligible Manufacturing Personal Property Reimbursement



	Personal Property Exemption Loss <u>Taxable Value</u>	Lowest Operating <u>Millage</u>	State <u>Reimbursement</u>
2014	9,992,105	x .0138878	\$138,762
2015	42,394,820	x .0138878	\$588,745
2016	161,148,260	x .0138878	\$2,237,995 (estimated)

In 2016 there were 169 EMPP forms filed and 1,816 Small Business Exemption forms filed

2015 WAYNE COUNTY CITY TAX RATES

<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>CITY TOTAL</u>	<u>NON-HOMESTEAD RATE</u>	<u>HOMESTEAD RATE</u>
ROMULUS	WAYNE/WESTLAND	13.5579	61.1279	43.1279
ROMULUS	WOODHAVEN	13.5579	62.5535	44.5535
ROMULUS	ROMULUS	13.5579	63.5757	46.7074
LIVONIA	CLARENCEVILLE	13.9378	56.9105	38.9105
LIVONIA	LIVONIA	13.9378	58.2315	40.2315
GROSSE POINTE FARMS	GROSSE POINTE	16.0712	59.7311	48.4846
NORTHVILLE	NORTHVILLE	16.4936	59.8610	41.8610
PLYMOUTH	PLYMOUTH / CANTON	17.7434	60.3171	42.3171
GROSSE POINTE PARK	GROSSE POINTE	18.0207	61.6806	50.4341
RIVERVIEW	RIVERVIEW	18.7600	63.0578	45.0578
BELLEVILLE	VAN BUREN	18.8260	62.9538	44.9538
GROSSE POINTE	GROSSE POINTE	18.8758	62.5357	51.2892
WESTLAND	TAYLOR	18.8823	59.9001	41.9001
WESTLAND	LIVONIA	18.8823	64.1760	46.1760
WESTLAND	GARDEN CITY	18.8823	65.9560	47.9560
WESTLAND	WAYNE/WESTLAND	18.8823	66.4523	48.4523
WESTLAND	INKSTER	18.8823	77.9001	59.9001
GIBRALTER	GIBRALTER	19.1000	66.4478	48.4478
FLAT ROCK	GIBRALTER	19.4997	66.8475	48.8475
FLAT ROCK	WOODHAVEN	19.4997	67.4953	49.4953
FLAT ROCK	FLAT ROCK	19.4997	70.0575	52.0575
GROSSE POINTE SHORES	GROSSE POINTE	19.9506	63.6105	52.3640
WOODHAVEN	GIBRALTER	22.2399	69.5877	51.5877
WOODHAVEN	WOODHAVEN	22.2399	70.2355	52.2355
GARDEN CITY	GARDEN CITY	22.5217	69.5954	51.5954
GROSSE POINTE WOODS	GROSSE POINTE	22.6803	66.3402	55.0937
LINCOLN PARK	LINCOLN PARK	23.0386	70.4730	52.5000
DEARBORN HEIGHTS	TAYLOR	23.3666	64.3844	46.3844
DEARBORN HEIGHTS	CRESTWOOD	23.3666	64.3844	46.3844
DEARBORN HEIGHTS	WESTWOOD	23.3666	64.3844	46.3844
DEARBORN HEIGHTS	DEARBORN DIST. #7	23.3666	68.9068	51.0526
DEARBORN HEIGHTS	WAYNE/WESTLD/CHRY HL	23.3666	70.9366	52.9366
DEARBORN HEIGHTS	DEARBORN	23.3666	70.1436	58.3136
RIVER ROUGE	RIVER ROUGE	23.9143	77.2821	62.4321
WAYNE	WAYNE / WESTLAND	24.0013	71.5713	53.5713
SOUTHGATE	SOUTHGATE	24.2508	71.3786	53.3786
WYANDOTTE	WYANDOTTE	24.2862	72.3040	54.3040
ROCKWOOD	GIBRALTER	24.4225	71.7703	53.7703
ALLEN PARK	MELVINDALE/N ALLEN PK	24.4798	65.4976	47.4976
ALLEN PARK	SOUTHGATE	24.4798	71.6076	53.6076
ALLEN PARK	ALLEN PARK	24.4798	78.0676	60.0676
TRENTON	RIVERVIEW	24.7506	69.0484	51.0484
TRENTON	TRENTON	24.7506	69.2084	54.9448
HAMTRAMCK	HAMTRAMCK	24.8564	74.2722	56.2722
DEARBORN	WESTWOOD	26.4500	67.4678	49.4678
DEARBORN	DEARBORN	26.4500	73.2270	61.3970
TAYLOR	TAYLOR	29.2327	70.2505	52.2505
DETROIT	DETROIT	34.0974	87.1307	69.1307
HARPER WOODS	GROSSE POINTE	41.4685	87.1996	75.9531
HARPER WOODS	HARPER WOODS	41.4685	95.4863	77.4863
INKSTER	TAYLOR	41.9614	82.9792	64.9792
INKSTER	WESTWOOD	41.9614	82.9792	64.9792
INKSTER	WAYNE / WESTLAND	41.9614	89.5314	71.5314
INKSTER	INKSTER	41.9614	100.9792	82.9792
MELVINDALE	MELVINDALE/N ALLEN PK	43.1093	84.1271	66.1271
HIGHLAND PARK	HIGHLAND PARK	46.8758	91.2253	73.4953
ECORSE	ECORSE	66.0762	119.8078	102.0940
ECORSE	RIVER ROUGE	66.0762	119.4440	104.5940

2015 WAYNE COUNTY TOWNSHIP TAX RATES

<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>TWP TOTAL</u>	<u>NON-HOMESTEAD RATE</u>	<u>HOMESTEAD RATE</u>
SUMPTER	AIRPORT	4.7904	48.6980	30.6980
SUMPTER	VAN BUREN	4.7904	49.6182	31.6182
SUMPTER	HURON	4.7904	52.5082	34.5082
SUMPTER	LINCOLN CONSOLIDATED	4.7904	53.4684	35.4684
VAN BUREN	VAN BUREN	4.9144	49.7422	31.7422
VAN BUREN	LINCOLN CONSOLIDATED	4.9144	53.5924	35.5924
PLYMOUTH	PLYMOUTH-CANTON	5.6006	48.1743	30.1743
HURON	HURON	7.7832	54.8010	36.8010
HURON	WOODHAVEN	7.7832	55.7788	37.7788
HURON	FLAT ROCK	7.7832	58.3410	40.3410
NORTHVILLE	PLYMOUTH-CANTON	9.8094	52.3831	34.3831
NORTHVILLE	NORTHVILLE	9.8094	53.1768	35.1768
CANTON	PLYMOUTH-CANTON	12.4437**	55.0174	37.0174
CANTON	VAN BUREN	12.4437**	56.5715	38.5715
CANTON	WAYNE-WESTLAND	12.4437**	59.0137	41.0137
BROWNSTOWN	TAYLOR	13.1486*	53.1664	35.1664
BROWNSTOWN	GIBRALTAR	13.1486*	60.4964	42.4964
BROWNSTOWN	WOODHAVEN	13.1486*	61.1442	43.1442
GROSSE ILE	GROSSE ILE	15.4352	61.1913	45.3473
REDFORD	CLARENCEVILLE	28.7791***	72.7518	54.7518
REDFORD	REDFORD UNION	28.7791***	79.7469	61.7469
REDFORD	SOUTH REDFORD	28.7791***	81.0969	63.0969

* INCLUDES 4.0000 MILLS FOR POLICE & 4.0000 MILLS FOR FIRE (REAL PROPERTY ONLY)

** INCLUDES 9.5340 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

*** INCLUDES 8.0500 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

**2015 TOTAL TAX RATES
FOR CITIES WITHIN WAYNE COUNTY**

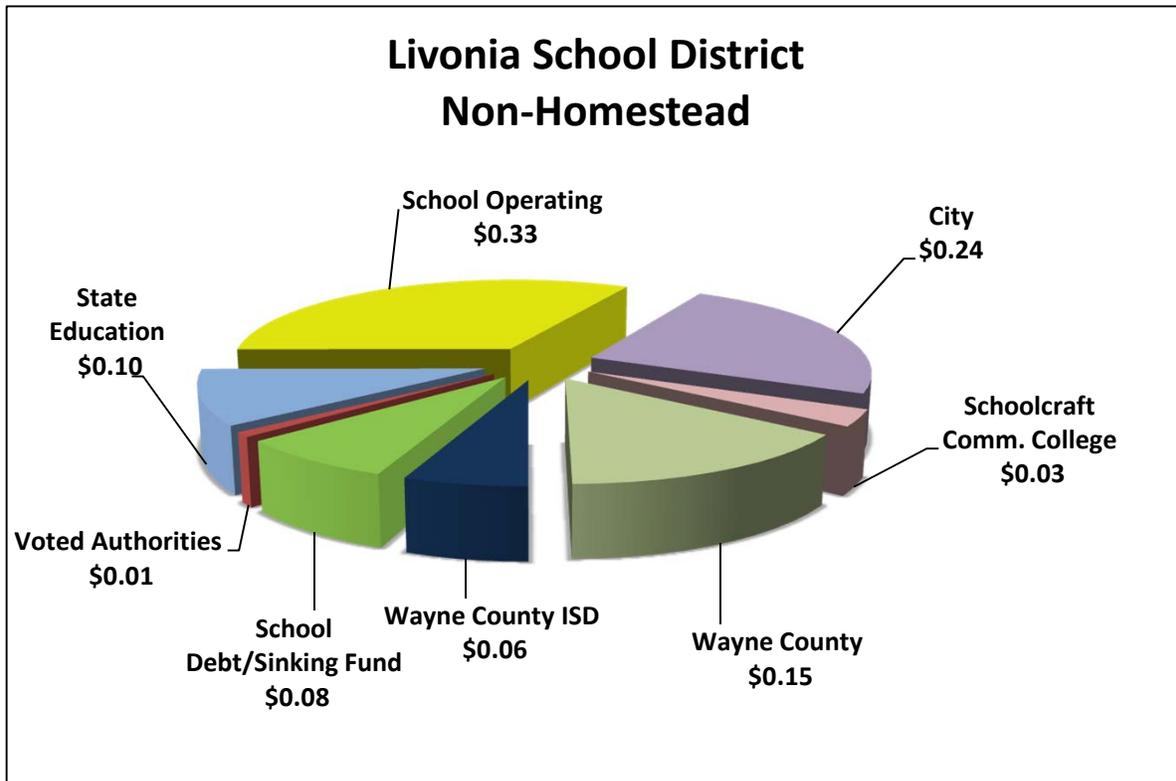
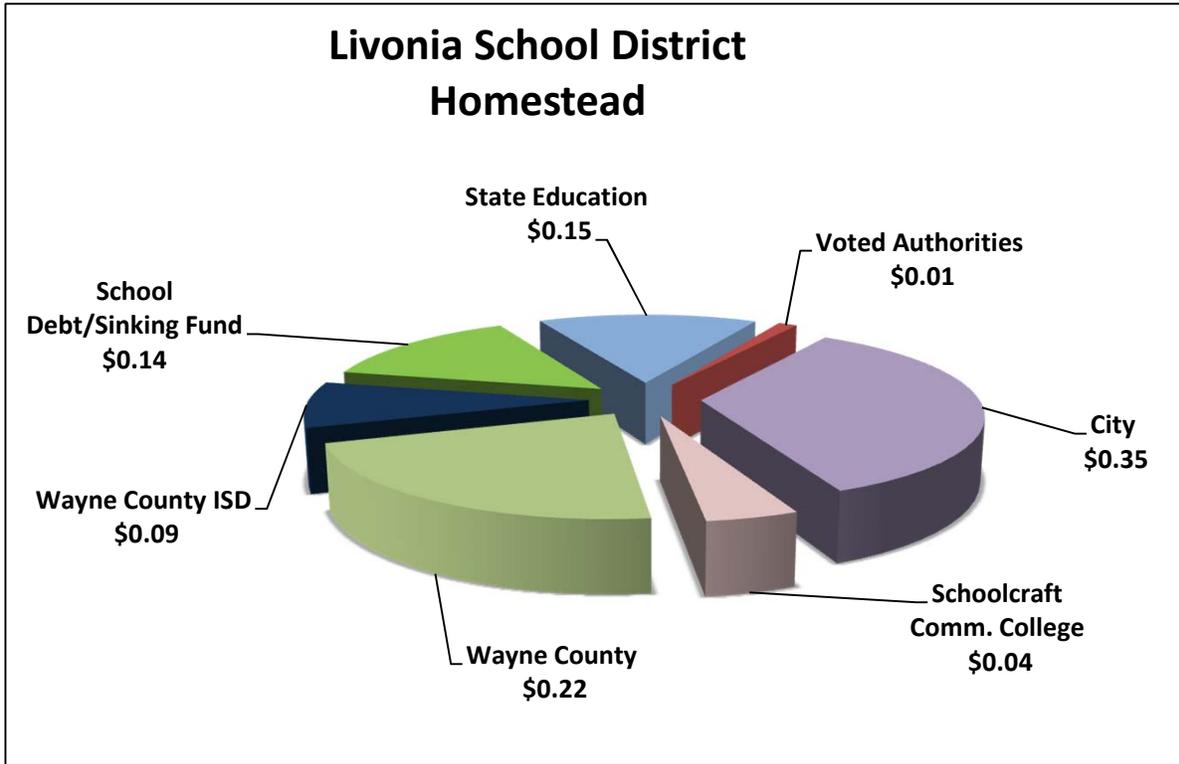
<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>HOMESTEAD RATE</u>	<u>NON-HOMESTEAD RATE</u>
LIVONIA	CLARENCEVILLE	38.9105	56.9105
LIVONIA	LIVONIA	40.2315	58.2315
NORTHVILLE	NORTHVILLE	41.8610	59.8610
WESTLAND	TAYLOR	41.9001	59.9001
PLYMOUTH	PLYMOUTH / CANTON	42.3171	60.3171
ROMULUS	WAYNE/WESTLAND	43.1279	61.1279
ROMULUS	WOODHAVEN	44.5535	62.5535
BELLEVILLE	VAN BUREN	44.9538	62.9538
RIVERVIEW	RIVERVIEW	45.0578	63.0578
WESTLAND	LIVONIA	46.1760	64.1760
DEARBORN HEIGHTS	CRESTWOOD	46.3844	64.3844
DEARBORN HEIGHTS	WESTWOOD	46.3844	64.3844
DEARBORN HEIGHTS	TAYLOR	46.3844	64.3844
ROMULUS	ROMULUS	46.7074	63.5757
ALLEN PARK	MELVINDALE/N ALLEN PK	47.4976	65.4976
WESTLAND	GARDEN CITY	47.9560	65.9560
GIBRALTER	GIBRALTER	48.4478	66.4478
WESTLAND	WAYNE/WESTLAND	48.4523	66.4523
GROSSE POINTE FARMS	GROSSE POINTE	48.4846	59.7311
FLAT ROCK	GIBRALTER	48.8475	66.8475
DEARBORN	WESTWOOD	49.4678	67.4678
FLAT ROCK	WOODHAVEN	49.4953	67.4953
GROSSE POINTE PARK	GROSSE POINTE	50.4341	61.6806
TRENTON	RIVERVIEW	51.0484	69.0484
DEARBORN HEIGHTS	DEARBORN DIST. #7	51.0526	68.9068
GROSSE POINTE	GROSSE POINTE	51.2892	62.5357
WOODHAVEN	GIBRALTER	51.5877	69.5877
GARDEN CITY	GARDEN CITY	51.5954	69.5954
FLAT ROCK	FLAT ROCK	52.0575	70.0575
WOODHAVEN	WOODHAVEN	52.2355	70.2355
TAYLOR	TAYLOR	52.2505	70.2505
GROSSE POINTE SHORES	GROSSE POINTE	52.3640	63.6105
LINCOLN PARK	LINCOLN PARK	52.5000	70.4730
DEARBORN HEIGHTS	WAYNE/WESTLD/CHRY HL	52.9366	70.9366
SOUTHGATE	SOUTHGATE	53.3786	71.3786
WAYNE	WAYNE / WESTLAND	53.5713	71.5713
ALLEN PARK	SOUTHGATE	53.6078	71.6076
ROCKWOOD	GIBRALTER	53.7703	71.7703
WYANDOTTE	WYANDOTTE	54.3040	72.3040
TRENTON	TRENTON	54.9448	69.2084
GROSSE POINTE WOODS	GROSSE POINTE	55.0937	66.3402
HAMTRAMCK	HAMTRAMCK	56.2722	74.2722
DEARBORN HEIGHTS	DEARBORN	58.3136	70.1436
WESTLAND	INKSTER	59.9001	77.9001
ALLEN PARK	ALLEN PARK	60.0676	78.0676
DEARBORN	DEARBORN	61.3970	73.2270
RIVER ROUGE	RIVER ROUGE	62.4321	77.2821
INKSTER	TAYLOR	64.9792	82.9792
INKSTER	WESTWOOD	64.9792	82.9792
MELVINDALE	MELVINDALE/N ALLEN PK	66.1271	84.1271
DETROIT	DETROIT	69.1307	87.1307
INKSTER	WAYNE / WESTLAND	71.5314	89.5314
HIGHLAND PARK	HIGHLAND PARK	73.4953	91.2253
HARPER WOODS	GROSSE POINTE	75.9531	87.1996
HARPER WOODS	HARPER WOODS	77.4863	95.4863
INKSTER	INKSTER	82.9792	100.9792
ECORSE	ECORSE	102.0940	119.8078
ECORSE	RIVER ROUGE	104.5940	119.4440

**2015 TOTAL TAX RATES
FOR TOWNSHIPS WITHIN WAYNE COUNTY**

<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>HOMESTEAD RATE</u>	<u>NON-HOMESTEAD RATE</u>
PLYMOUTH	PLYMOUTH-CANTON	30.1743	48.1743
SUMPTER	AIRPORT	30.6980	48.6980
SUMPTER	VAN BUREN	31.6182	49.6182
VAN BUREN	VAN BUREN	31.7422	49.7422
NORTHVILLE	PLYMOUTH-CANTON	34.3831	52.3831
SUMPTER	HURON	34.5082	52.5082
BROWNSTOWN	TAYLOR	35.1664	53.1664
NORTHVILLE	NORTHVILLE	35.1768	53.1768
SUMPTER	LINCOLN CONSOLIDATED	35.4684	53.4684
VAN BUREN	LINCOLN CONSOLIDATED	35.5924	53.5924
HURON	HURON	36.8010	54.8010
CANTON	PLYMOUTH-CANTON	37.0174	55.0174
HURON	WOODHAVEN	37.7788	55.7788
CANTON	VAN BUREN	38.5715	56.5715
HURON	FLAT ROCK	40.3410	58.3410
CANTON	WAYNE-WESTLAND	41.0137	59.0137
BROWNSTOWN	GIBRALTAR	42.4964	60.4964
BROWNSTOWN	WOODHAVEN	43.1442	61.1442
GROSSE ILE	GROSSE ILE	45.3473	61.1913
REDFORD	CLARENCEVILLE	54.7518	72.7518
REDFORD	REDFORD UNION	61.7469	79.7469
REDFORD	SOUTH REDFORD	63.0969	81.0969

Apportionment of a Tax Dollar

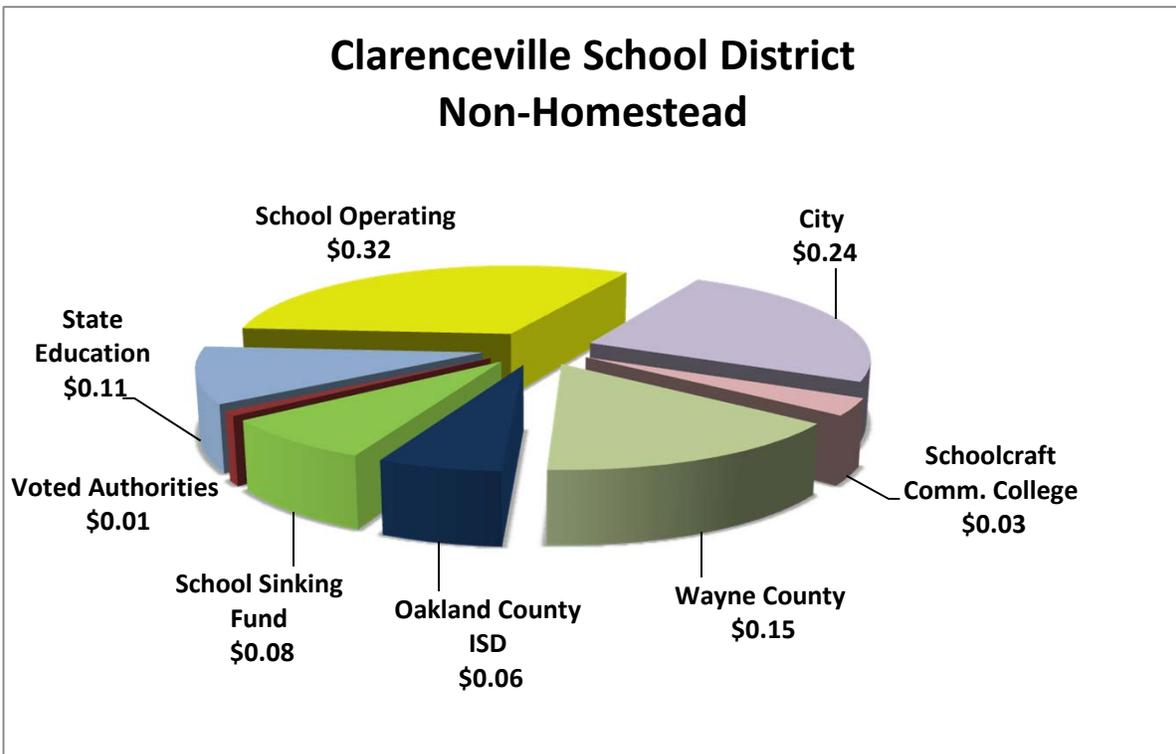
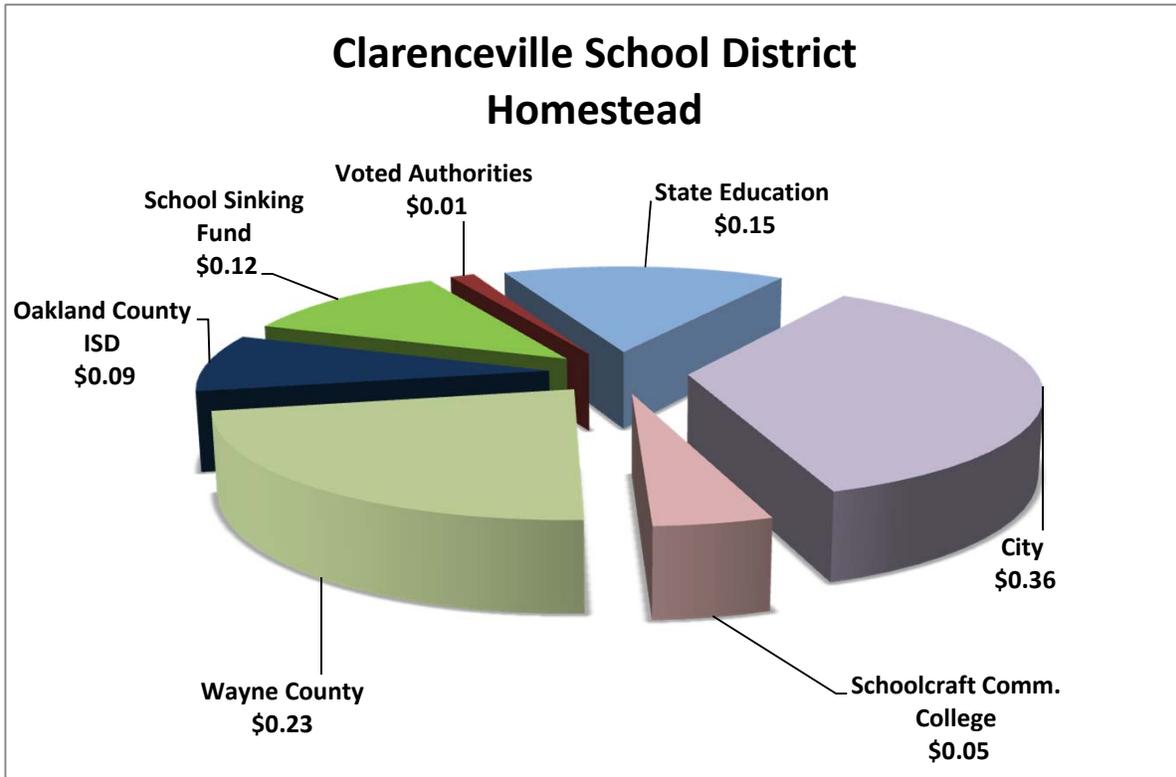
Where does my tax dollar go?



Voted Authorities = HCMA, Zoological Authority, Art Institute

Apportionment of a Tax Dollar

Where does my tax dollar go?



Voted Authorities = HCMA, Zoological Authority, Art Institute

2016
CITY OF LIVONIA
30 LARGEST BUSINESSES
BY TAXABLE VALUE

		TAXABLE VALUE REAL (Bldg. & Land)	TAXABLE VALUE PERSONAL (Mach. & Equip.)	TAXABLE VALUE TOTAL	TOTAL TAXABLE BY COMPANY	TAXES AT VARIOUS MILLS (Rates Below)
FORD MOTOR COMPANY		22,124,720	9,874,650	31,999,370		1,626,379
ACT 198 – AFTER 12-31-93	**		13,180,450	13,180,450	45,179,820	304,671
SCHOSTAK BROTHERS		31,290,110	489,650	31,779,760	31,779,760	1,844,707
DTE ELECTRIC CO.		1,253,820	36,124,280	37,378,100	37,378,100	1,721,529
ASHLEY CAPITAL		21,327,900		21,327,900	21,327,900	1,241,956
CONSUMERS ENERGY CO.		3,541,350	17,339,800	20,881,150	20,881,150	1,007,863
RAMCO		15,724,680		15,724,680	15,724,680	915,671
UNIVERSAL PROPERTIES THREE ARC		13,587,590		13,587,590	13,587,590	791,225
WAL-MART		11,485,300	2,225,380	13,710,680	13,710,680	762,969
DEMBS-ROTH INDUSTRIAL DEV		11,992,790		11,992,790	11,992,790	698,358
ROUSH CORPORATION		8,624,110	47,374,580	55,998,690		664,365
ACT 198 – AFTER 12-31-93	**		700,720	700,720	56,699,410	16,197
COLLEGE PARK-SCHOOLCRAFT		11,365,240		11,365,240	11,365,240	661,815
T-MOBILE CENTRAL LLC		275,500	13,713,730	13,989,230	13,989,230	650,048
LIVONIA RE PORTFOLIO		10,028,050		10,028,050	10,028,050	583,948
COMERICA		9,976,090		9,976,090	9,976,090	580,922
KELSEY-HAYES (TRW)		4,715,030	1,975,390	6,690,420		342,183
ACT 198 – AFTER 12-31-93	**	6,330,970	1,265,070	7,596,040	14,286,460	232,563
VALASSIS MANUFACTURING		4,570,910	5,048,810	9,619,720		476,492
ACT 198 – AFTER 12-31-93	**	2,116,000		2,116,000	11,735,720	67,956
MARRIOTT HOTEL		7,208,370	1,076,410	8,284,780	8,284,780	469,518
COSTCO WHOLESALE		6,193,900	2,145,640	8,339,540	8,339,540	459,876
QUAKERTOWN CAMBRIDGE		7,848,830		7,848,830	7,848,830	457,049
PARAGON PROPERTIES IND DEV		7,740,970		7,740,970	7,740,970	450,768
QUALITY METALCRAFT		1,184,920	10,446,380	11,631,300		436,593
ACT 198 – AFTER 12-31-93			432,530	432,530	12,063,830	9,998
SEARS, ROEBUCK & CO.		7,199,910	496,140	7,696,050	7,696,050	436,484
AMC THEATRES		6,219,760	518,200	6,737,960	6,737,960	386,143
LIVONIA ESTATES LTD		6,489,540		6,489,540	6,489,540	377,895
LAUREL OFFICE PARK ASSOC		5,878,290		5,878,290	5,878,290	342,301
EMBASSY SUITES		5,481,750	483,110	5,964,860	5,964,860	341,545
MCLAREN		481,350	1,102,060	1,583,410		63,663
ACT 198 – AFTER 12-31-93	**	7,500,000	1,346,560	8,846,560	10,429,970	271,102
MEIJER		4,277,720	1,675,760	5,953,480	5,953,480	326,571
BRIGHT HOUSE NETWORKS		981,710	5,537,970	6,519,680	6,519,680	313,194
TOTALS		278,134,320	174,573,270	452,707,590		21,098,347

AD VALOREM RATES	REAL PROP. 58.2315	COMM. PERS. 46.2315	IND. PERS. 34.2315
** ACT 198 RATES	REAL PROP. 32.1154	PERS. PROP. 23.1154	

AD VALOREM CITY MILLAGE	13.9378	\$5,851,580
ACT 198 CITY MILLAGE	6.9689	<u>\$229,084</u>
TOTAL CITY TAX DOLLARS		\$6,080,664

**PLYMOUTH ROAD DEVELOPMENT AUTHORITY (P.R.D.A)
1994 - 2016 RECAPTURE**

	<u>1994 Parcel Count</u>	<u>1994 Assessed Value</u>	<u>2016 Parcel Count</u>	<u>2016 Taxable Value</u>
Real Property	578	251,784,070	574	234,718,200
Personal Property	893	178,771,840	801	84,889,470
Act 198				
Real Property	7	11,052,250	9	8,133,180
Personal Property	19	257,281,050	25	19,815,590
Act 255				
Real Property	<u>1</u>	<u>2,458,180</u>	<u>0</u>	<u>0</u>
Totals	1498	701,347,390	1409	347,556,440

**Amount of Captured Taxable Value for 2016:
- 353,790,950**