

CITY OF LIVONIA

2017 ASSESSMENT DATA



DEPARTMENTAL CORRESPONDENCE

DATE: APRIL 28, 2017
TO: DENNIS WRIGHT, MAYOR
FROM: LINDA GOSSELIN, ASSESSOR
SUBJECT: 2017 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 92 personal appearance appeals and 168 mail-in appeals. Of the total 260 appeals, 30 had applied for a poverty exemption and 120 had applied for a veteran exemption and were granted total property tax relief. For 2017 this exemption reduced the taxable value by 10,948,600.
- The 2017 Ad-Valorem Taxable Value:
Real: 3,629,995,554 – overall increase from 2016 of 2.8%.
Personal: 299,479,641 – overall decrease from 2016 of 6.6% **
GRAND TOTAL: 3,929,475,195
- The 2017 Act 198 – IFT Taxable Value:
Real: 22,366,565 – overall increase from 2016 of 0.03%.
Personal: 36,431,100 – overall decrease from 2016 of 4.3% **
GRAND TOTAL: 58,797,665
- The Act 210 (Commercial Rehab) Taxable Values:
2015: 466,550
2016: 1,389,760
2017: 1,389,900

** 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

2017 ADVALOREM TOTALS

Real Property

	2016 SEV	2017 SEV	2017 TAXABLE
Commercial	762,948,320	799,101,470	687,140,362
Industrial	223,272,150	231,517,700	218,475,714
Residential	3,175,250,440	3,337,874,210	2,724,379,478
TOTAL	4,161,470,910	4,368,493,380	3,629,995,554

Personal Property

	2016 SEV	2017 SEV	2017 TAXABLE
Commercial	180,999,140	172,333,810	172,334,210
Industrial	80,393,980	66,161,100	66,161,100
Utility	60,509,850	62,409,500	60,984,331
TOTAL	321,902,970	300,904,410	299,479,641

Total Advalorem	4,483,373,880	4,669,397,790	3,929,475,195
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2017 SPECIAL ACTS TOTALS

Real Property

	2016 SEV	2017 SEV	2017 TAXABLE
I.F.T. Parcels	22,686,800	22,772,800	22,366,565
C.F.T. Parcels (Act 210)	1,389,760	1,389,900	1,389,900
TOTAL	24,076,560	24,162,700	23,756,465

Personal Property

	2016 SEV	2017 SEV	2017 TAXABLE
I.F.T. Parcels	38,026,470	36,431,100	36,431,100
TOTAL	38,026,470	36,431,100	36,431,100
Total Special Acts	62,103,030	60,593,800	60,187,565

Grand Total of Advalorem & Special Acts	4,545,476,910	4,729,991,590	3,989,662,760
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Brownfield Parcels (Included in Ad-valorem totals)	14,564,100	14,235,700	11,855,084
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Non Taxable

Act 328 (Not included in totals)	29,441,900	29,978,700	29,978,700
A123			
EMS Product Development Washers Inc.			
Helm Inc.			
Odyssey Electronics			
Admiral Tool			
Visotek Inc.			

2017 SUMMARY
CHANGE IN ASSESSED AND TAXABLE VALUE

REAL PROPERTY			
ASSESSED VALUE		TAXABLE VALUE	
4,368,493,380	(2017)	3,629,995,554	
<u>- 4,161,470,910</u>	(2016)	<u>- 3,528,829,880</u>	
207,022,470	4.97% increase	101,165,674	2.86% increase

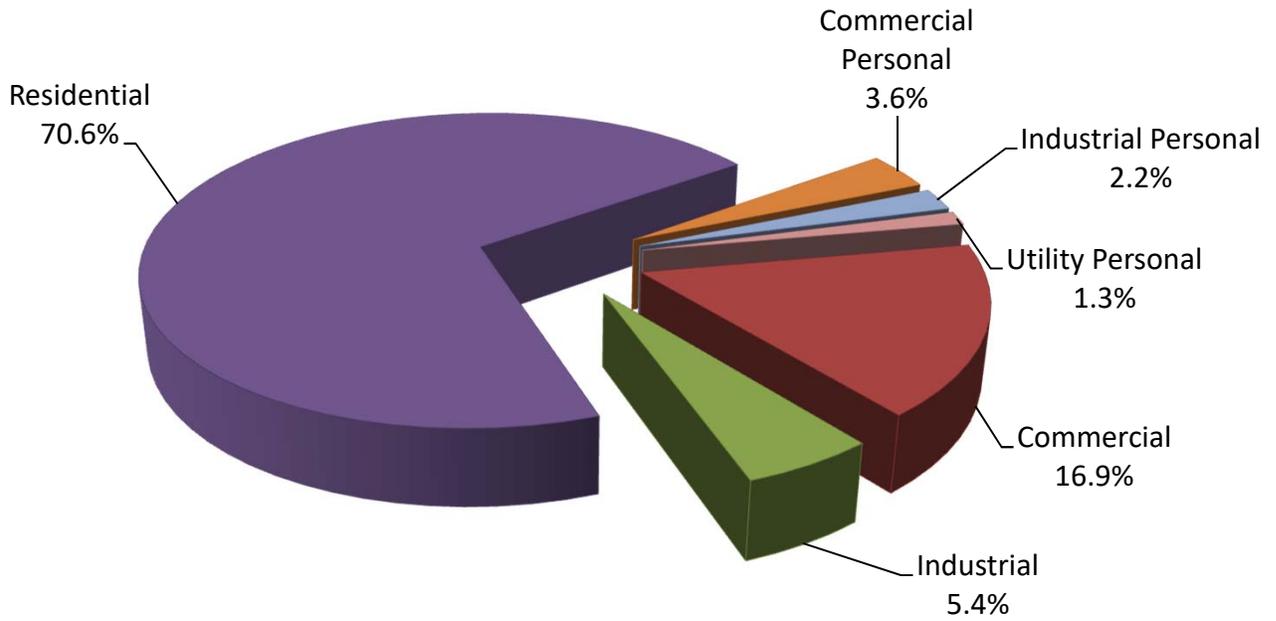
PERSONAL PROPERTY			
ASSESSED VALUE		TAXABLE VALUE	
300,904,410	(2017)	299,479,641	
<u>- 321,902,970</u>	(2016)	<u>- 319,351,810</u>	
- 20,998,560	6.97% decrease	- 19,872,169	6.63% decrease

TOTAL			
ASSESSED VALUE		TAXABLE VALUE	
4,669,397,790	(2017)	3,929,475,195	
<u>- 4,483,373,880</u>	(2016)	<u>- 3,848,181,690</u>	
186,023,910	4.14% increase	81,293,505	2.11% increase

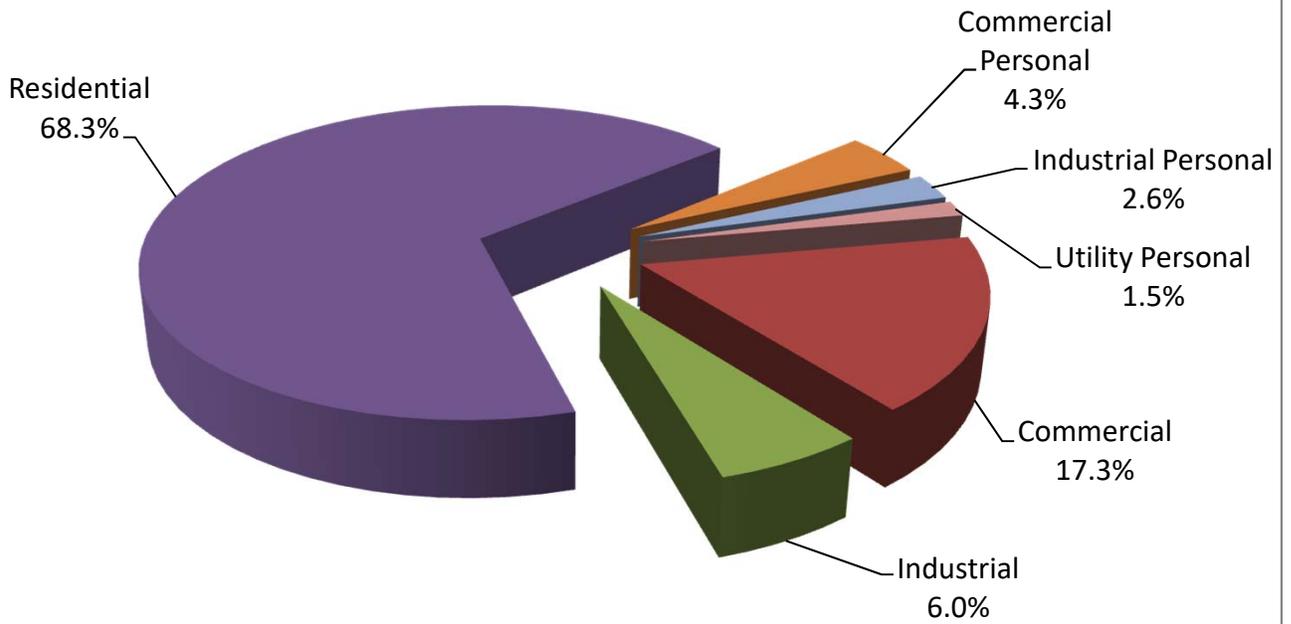
SPECIAL ACTS			
ASSESSED VALUE		TAXABLE VALUE	
60,593,800	(2017)	60,187,565	
<u>- 62,103,030</u>	(2016)	<u>- 61,708,570</u>	
- 1,509,230	2.49% decrease	- 1,521,005	2.52% decrease

GRAND TOTAL			
ASSESSED VALUE		TAXABLE VALUE	
4,729,991,590	(2017)	3,989,662,760	
<u>- 4,545,476,910</u>	(2016)	<u>- 3,909,890,260</u>	
184,514,680	+4.05% overall	79,772,500	+2.04% overall

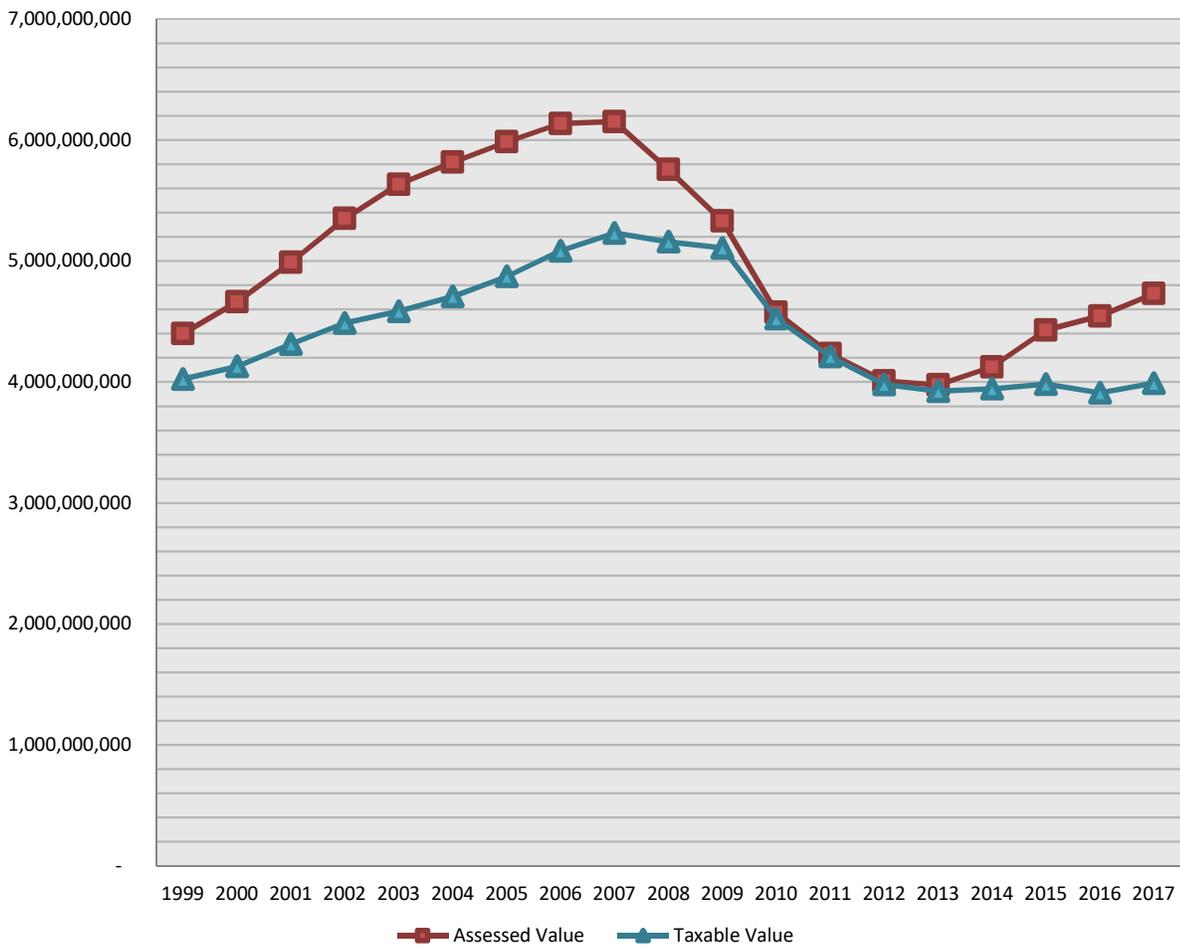
State Equalized Value by Property Class



Taxable Value by Property Class



Assessed & Taxable Value Trends



2017 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	420	9,017,250		
VACANT	<u>614</u>	<u>6,563,300</u>		
TOTAL PARCEL COUNT	1,034	15,580,550	21,470	1.14
25,010 - 37,500				
TOTAL IMPROVED	1,124	35,752,830		
VACANT	<u>59</u>	<u>1,796,100</u>		
TOTAL PARCEL COUNT	1,183	37,548,930	31,810	3.04
37,510 - 50,000				
TOTAL IMPROVED	1,677	73,965,500		
VACANT	<u>12</u>	<u>512,400</u>		
TOTAL PARCEL COUNT	1,689	74,477,900	44,110	4.54
50,010 - 62,500				
TOTAL IMPROVED	3,348	193,134,100		
VACANT	<u>5</u>	<u>293,900</u>		
TOTAL PARCEL COUNT	3,353	193,428,000	57,690	9.06
62,510 - 75,000				
TOTAL IMPROVED	7,279	503,090,200		
VACANT	<u>1</u>	<u>62,600</u>		
TOTAL PARCEL COUNT	7,280	503,152,800	69,110	19.71
75,010 - 100,000				
TOTAL IMPROVED	11,445	987,009,900		
VACANT	<u>2</u>	<u>173,100</u>		
TOTAL PARCEL COUNT	11,447	987,183,000	86,240	30.99
100,010 - 125,000				
TOTAL IMPROVED	6,142	687,925,030		
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	6,142	687,925,030	112,000	16.63
125,010 - 150,000				
TOTAL IMPROVED	3,340	452,521,600		
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	3,340	452,521,600	135,490	9.04
150,010+				
TOTAL IMPROVED	2,162	385,301,900		
VACANT	<u>3</u>	<u>769,500</u>		
TOTAL PARCEL COUNT	2,165	386,071,400	178,210	5.85

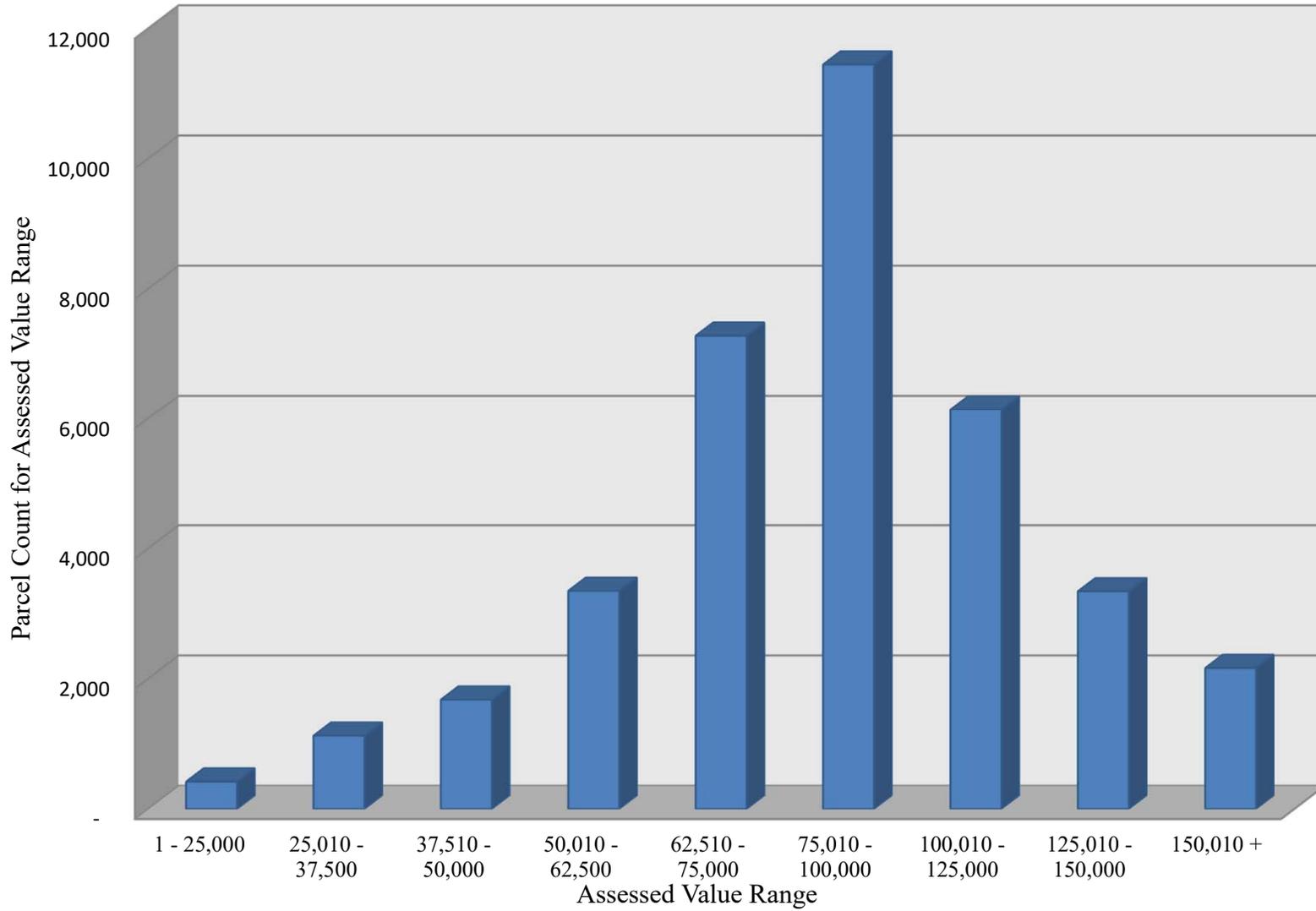
* 36,937 total parcels – improved only

AVERAGE ASSESSED VALUE OF IMPROVED RESIDENTIAL PROPERTY: 90,090
 AVERAGE TAXABLE VALUE OF IMPROVED RESIDENTIAL PROPERTY: 73,580

ESTIMATED TRUE CASH VALUE: 2017: \$ 180,180
 2016: \$ 171,440
 2015: \$ 159,220

Histogram of Range of Residential Assessments

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**2016
LARGEST IMPROVED
RESIDENTIAL SALES**

<u>SALE PRICE</u>	<u>PARCEL NUMBER</u>	<u>ADDRESS</u>	<u>CROSS ROADS</u>	<u>SUBDIVISION</u>
\$ 470,000	019-04-0012-000	19822 Ashley	Seven Mile/Newburgh	Whispering Hills
463,800	030-04-0146-000	37087 Curtis	Seven Mile/Newburgh	Caliburn Estates #3
450,000	030-03-0063-000	37316 Seabrook	Seven Mile/Newburgh	Caliburn Estates #2
449,000	038-04-0011-000	32400 Maria Ct.	Seven Mile/Farmington	Boulder Pines
440,000	034-07-0020-000	18914 Aspen	Seven Mile/Wayne	Whispering Pines
422,500	038-04-0003-000	19085 Boulder	Seven Mile/Farmington	Boulder Pines
405,000	010-01-0066-001	20009 Mayfield	Eight Mile/Hubbard	Folkers Farmington Acres
400,900	054-01-0044-001	30687 Munger	Six Mile/Merriman	Bell Creek Estates
400,400	029-05-0004-000	19013 Van	Seven Mile/Wayne	Martin Villa
400,000	035-02-0003-000	35213 Vargo	Six Mile/Gill	Hidden Creek
399,900	029-05-0009-000	18903 Van	Seven Mile/Wayne	Martin Villa

2016 LARGER SALES COMMERCIAL AND INDUSTRIAL

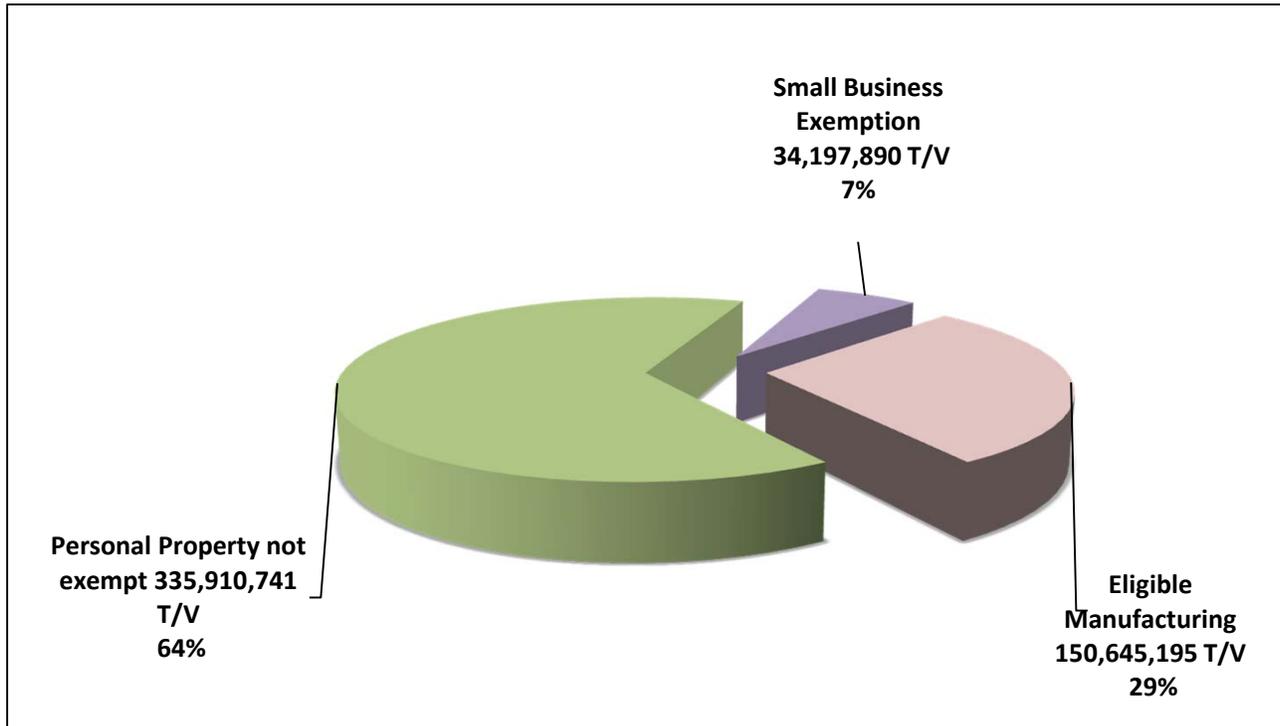
COMMERCIAL SALES

<u>ADDRESS</u>	<u>SELLER OR OCCUPANT</u>	<u>BUYER OR OCCUPANT</u>	<u>SALE PRICE</u>	<u>USE</u>
30905 Five Mile	Ramco-Gershenson Prop.	Livonia Station LLC	\$ 19,800,000	Neighborhood Shopping Ctr.
17450 Fox	TP Livonia Prop. Co. LLC	MMP (Detroit Livonia) Prop.	\$ 10,717,500	Hotel
11960 Farmington	SS Detroit LLC	BSREP II Simply Storage	\$ 7,777,195	Mini Storage
35750 Industrial	Livonia Partners LLC	35766 Livonia LLC	\$ 2,250,000	Office/Whse
12001 Sears	Sears Outlet Stores LLC	Alisan LLC / Roseff LLC	\$ 2,000,000	Warehouse
36163 Plymouth	CRE REO LLC	Cantor Real Estate Income	\$ 1,932,000	Neighborhood Shopping Ctr.
19000 Middlebelt	Charles/Kay Silkworth	19000 Middlebelt Road LLC	\$ 485,000	Arby's Restaurant

INDUSTRIAL SALES

<u>ADDRESS</u>	<u>SELLER OR OCCUPANT</u>	<u>BUYER OR OCCUPANT</u>	<u>SALE PRICE</u>	<u>USE</u>
28451 Schoolcraft	Livonia Corporate Center	28451-28505 Schoolcraft	\$ 6,800,000	Office/Whse
13211 Merriman	Silvio Properties LLC	13211 Merriman LLC	\$ 6,000,000	Office/Whse
13000 Eckles	Livonia West Commerce Ctr.	RNDC-NWS LLC	\$ 3,280,000	Vacant Land 32.63 Acres
12301 Farmington	NL Ventures VI	Awrey Livonia LLC	\$ 2,800,000	Bakery
33067 Industrial	AD Industrial Property LLC	A & J Industrial Properties	\$ 969,280	Office/Whse
32974 Glendale	AG Holdings LLC	Livonia Foundry LLC	\$ 875,000	Office/Whse

2017 Calculation of Small Business and Eligible Manufacturing Personal Property Reimbursement



	Personal Property Exemption Loss <u>Taxable Value</u>	Lowest Operating <u>Millage</u>	Estimated State Reimbursement	Actual Amount Received <u>in February</u>
2014	9,992,105	x .0138878	\$138,762	\$138,762
2015	42,394,820	x .0138878	\$588,745	\$588,745
2016	161,148,260	x .0138878	\$2,237,995	\$3,994,550.33
2017	184,843,085	x .0138878	\$2,567,064	_____

In 2017 there were 181 EMPP forms filed and 1,806 Small Business Exemption forms filed

2016 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	13.9039	62.4978	44.4978
ROMULUS	WOODHAVEN	13.9039	63.9234	45.9234
ROMULUS	ROMULUS	13.9039	64.9456	48.2593
LIVONIA	CLARENCEVILLE	13.9380	55.9024	37.9024
LIVONIA	LIVONIA	13.9380	59.1869	41.1869
NORTHVILLE	NORTHVILLE	16.4624	62.4919	44.4919
GROSSE POINTE FARMS	GROSSE POINTE	16.5113	61.1688	49.8380
PLYMOUTH	PLYMOUTH / CANTON	17.4117	61.1006	43.1006
BELLEVILLE	VAN BUREN	17.6600	61.9611	44.1789
WESTLAND	TR-W/W CHERRY HILL	18.8823	42.9240	42.9240
WESTLAND	TAYLOR	18.8823	60.9240	42.9240
WESTLAND	LIVONIA	18.8823	65.1312	47.1312
WESTLAND	GARDEN CITY	18.8823	66.4426	48.4426
WESTLAND	WAYNE/WESTLAND	18.8823	67.4762	49.4762
WESTLAND	ROMULUS	18.8823	69.9240	53.2377
WESTLAND	INKSTER	18.8823	73.9240	55.9240
GROSSE POINTE	GROSSE POINTE	18.8970	63.5545	52.2237
GIBRALTER	GIBRALTER	19.3000	67.6698	49.6698
GROSSE POINTE PARK	GROSSE POINTE	19.3795	64.0370	52.7062
FLAT ROCK	GIBRALTER	19.4974	67.8672	49.8672
FLAT ROCK	WOODHAVEN	19.4974	68.5169	50.5169
FLAT ROCK	FLAT ROCK	19.4974	71.7591	53.7591
RIVERVIEW	RIVERVIEW	20.7100	66.1117	48.1117
GROSSE POINTE SHORES	GROSSE POINTE	20.9407	65.5982	54.2674
LINCOLN PARK	LINCOLN PARK	21.1007	70.0190	52.0460
GARDEN CITY	GARDEN CITY	21.8707	69.4310	51.4310
WOODHAVEN	GIBRALTER	22.2399	70.6097	52.6097
WOODHAVEN	WOODHAVEN	22.2399	71.2594	53.2594
GROSSE POINTE WOODS	GROSSE POINTE	23.6298	68.2873	56.9565
DEARBORN HEIGHTS	TAYLOR	23.7362	65.7779	47.7779
DEARBORN HEIGHTS	WESTWOOD	23.7362	65.7779	47.7779
DEARBORN HEIGHTS	CRESTWOOD	23.7362	68.7779	50.7779
DEARBORN HEIGHTS	WAYNE/WESTLD/CHRY HL	23.7362	72.3301	54.3301
DEARBORN HEIGHTS	DEARBORN DIST. #7	23.7362	72.9967	55.1461
DEARBORN HEIGHTS	DEARBORN	23.7362	71.3571	59.2221
WAYNE	WAYNE / WESTLAND	24.0115	72.6054	54.6054
WYANDOTTE	WYANDOTTE	24.2862	73.3279	55.3279
TRENTON	RIVERVIEW	24.7506	70.1523	52.1523
TRENTON	TRENTON	24.7506	70.2323	55.7677
HAMTRAMCK	HAMTRAMCK	24.8564	75.2961	57.2961
SOUTHGATE	SOUTHGATE	25.0086	73.1603	55.1603
ROCKWOOD	GIBRALTER	25.4425	73.8123	55.8123
ALLEN PARK	MELVINDALE/N ALLEN PK	26.5262	68.5679	50.5679
ALLEN PARK	SOUTHGATE	26.5262	74.6779	56.6779
ALLEN PARK	ALLEN PARK	26.5262	80.5679	62.5679
DEARBORN	WESTWOOD	26.6900	68.7317	50.7317
DEARBORN	DEARBORN	26.6900	74.3109	62.1759
TAYLOR	TAYLOR	29.2209	71.2626	53.2626
DETROIT	DETROIT	34.0488	88.0905	70.0905
INKSTER	TAYLOR	42.0014	84.0431	66.0431
INKSTER	WESTWOOD	42.0014	84.0431	66.0431
INKSTER	WAYNE / WESTLAND	42.0014	90.5953	72.5953
MELVINDALE	MELVINDALE/N ALLEN PK	43.9929	86.0346	68.0346
HARPER WOODS	GROSSE POINTE	44.4685	91.1873	79.8565
HARPER WOODS	HARPER WOODS	44.4685	99.5102	81.5102
RIVER ROUGE	RIVER ROUGE	46.0095	100.4012	85.5512
HIGHLAND PARK	HIGHLAND PARK	64.1338	107.8647	90.1347
ECORSE	ECORSE	74.5449	129.3004	111.5866
ECORSE	RIVER ROUGE	74.5449	128.9366	114.0866

2016 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>
PLYMOUTH	PLYMOUTH-CANTON	4.0000	49.1545	31.1545
SUMPTER	AIRPORT	4.7904	47.7219	29.7219
SUMPTER	VAN BUREN	4.7904	49.7915	32.0093
SUMPTER	HURON	4.7904	53.5321	35.5321
SUMPTER	LINCOLN CONSOLIDATED	4.7904	53.9687	35.9687
VAN BUREN	VAN BUREN	4.9144	49.9155	32.1333
VAN BUREN	LINCOLN CONSOLIDATED	4.9144	54.0927	36.0927
HURON	HURON	7.7832	55.8249	37.8249
HURON	WOODHAVEN	7.7832	56.8027	38.8027
HURON	FLAT ROCK	7.7832	60.0449	42.0449
NORTHVILLE	PLYMOUTH-CANTON	8.6564	53.4884	35.4884
NORTHVILLE	NORTHVILLE	8.6564	54.0132	36.0132
CANTON	PLYMOUTH-CANTON	12.4301**	56.1190	38.1190
CANTON	VAN BUREN	12.4301**	56.7312	38.9490
CANTON	WAYNE-WESTLAND	12.4301**	60.0240	42.0240
BROWNSTOWN	TAYLOR	13.1486*	54.1903	36.1903
BROWNSTOWN	GIBRALTAR	13.1486*	61.5184	43.5184
BROWNSTOWN	WOODHAVEN	13.1486*	62.1681	44.1681
GROSSE ILE	GROSSE ILE	15.5686	62.5990	46.8188
REDFORD	CLARENCEVILLE	28.0691***	71.7835	53.7835
REDFORD	REDFORD UNION	28.0691***	80.3608	62.3608
REDFORD	SOUTH REDFORD	28.0691***	81.3808	63.3808

* 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)

**2016 TOTAL TAX RATES
FOR CITIES WITHIN WAYNE COUNTY**

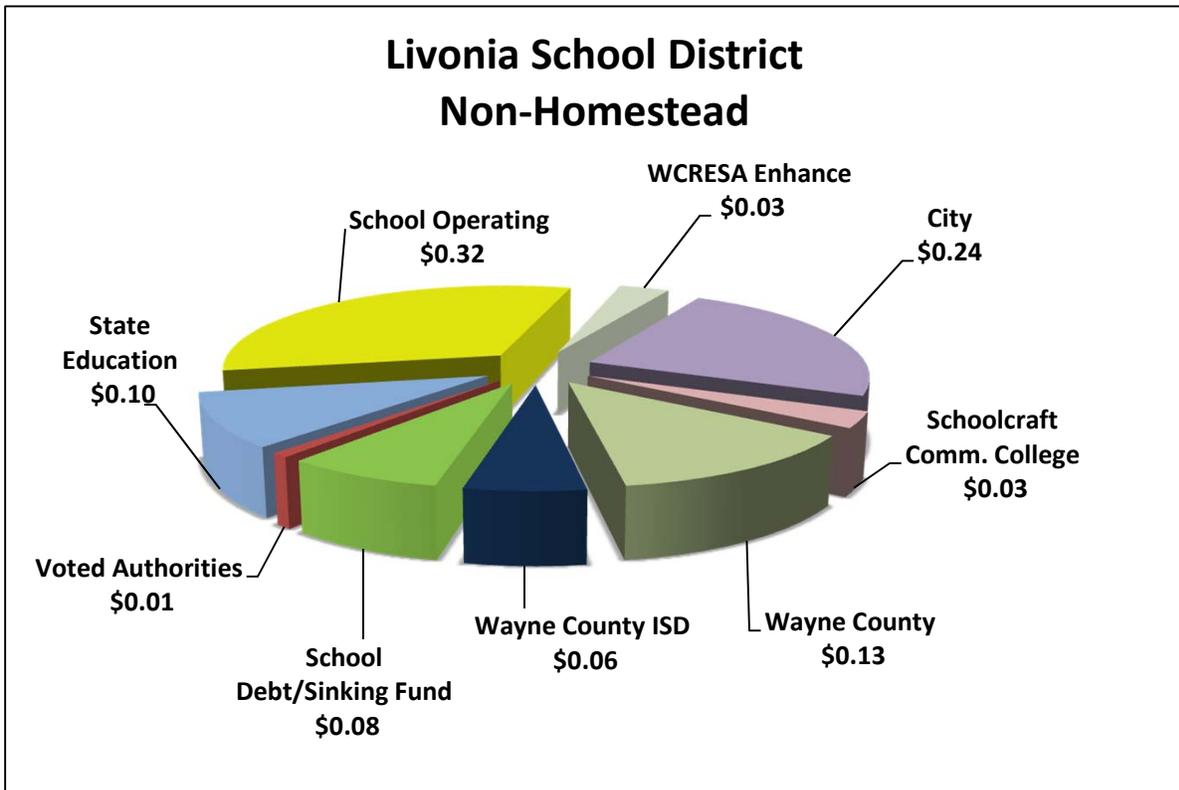
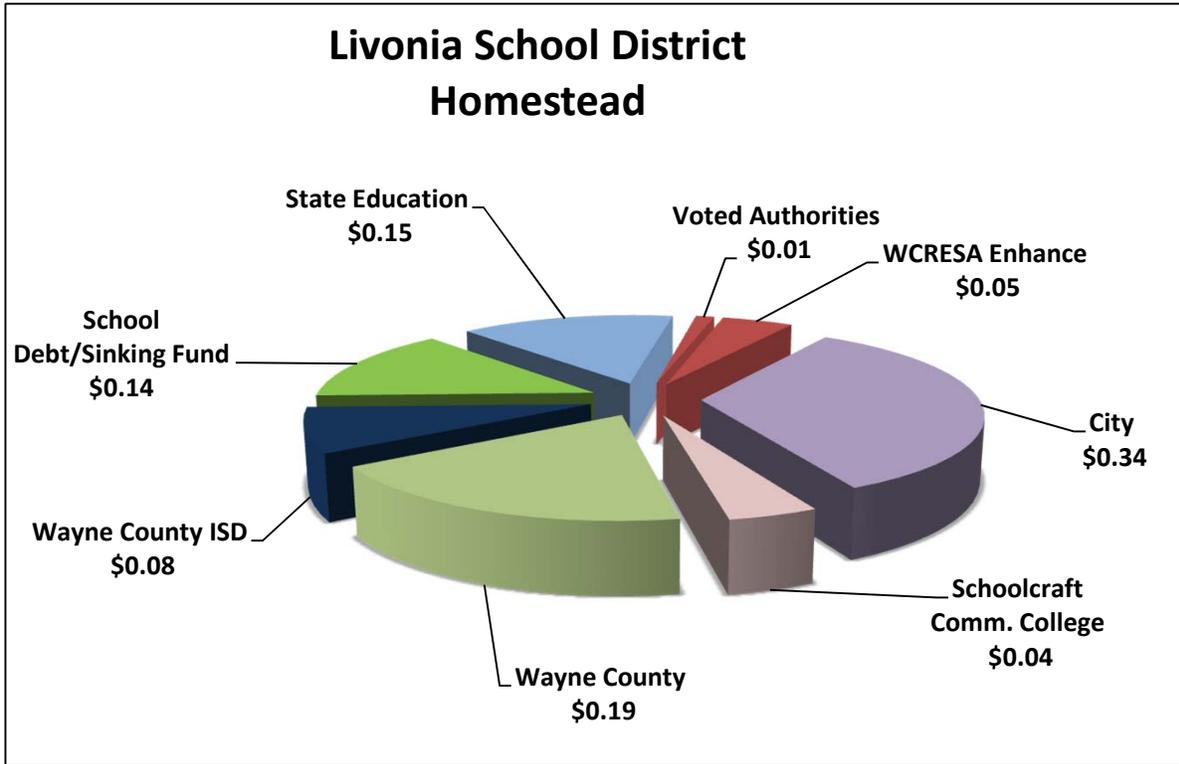
<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>HOMESTEAD RATE</u>	<u>NON-HOMESTEAD RATE</u>
LIVONIA	CLARENCEVILLE	37.9024	55.9024
LIVONIA	LIVONIA	41.1869	59.1869
WESTLAND	TR-W/W CHERRY HILL	42.9240	42.9240
WESTLAND	TAYLOR	42.9240	60.9240
PLYMOUTH	PLYMOUTH / CANTON	43.1006	61.1006
BELLEVILLE	VAN BUREN	44.1789	61.9611
NORTHVILLE	NORTHVILLE	44.4919	62.4919
ROMULUS	WAYNE/WESTLAND	44.4978	62.4978
ROMULUS	WOODHAVEN	45.9234	63.9234
DEARBORN HEIGHTS	CRESTWOOD	46.3844	64.3844
DEARBORN HEIGHTS	TAYLOR	46.3844	64.3844
DEARBORN HEIGHTS	WESTWOOD	46.3844	64.3844
WESTLAND	LIVONIA	47.1312	65.1312
RIVERVIEW	RIVERVIEW	48.1117	66.1117
ROMULUS	ROMULUS	48.2593	64.9456
WESTLAND	GARDEN CITY	48.4426	66.4426
WESTLAND	WAYNE/WESTLAND	49.4762	67.4762
GIBRALTER	GIBRALTER	49.6698	67.6698
GROSSE POINTE FARMS	GROSSE POINTE	49.8380	61.1688
FLAT ROCK	GIBRALTER	49.8672	67.8672
FLAT ROCK	WOODHAVEN	50.5169	68.5169
ALLEN PARK	MELVINDALE/N ALLEN PK	50.5679	68.5679
DEARBORN	WESTWOOD	50.7317	68.7317
DEARBORN HEIGHTS	DEARBORN DIST. #7	51.0526	68.9068
GARDEN CITY	GARDEN CITY	51.4310	69.4310
LINCOLN PARK	LINCOLN PARK	52.0460	70.0190
TRENTON	RIVERVIEW	52.1523	70.1523
GROSSE POINTE	GROSSE POINTE	52.2237	63.5545
WOODHAVEN	GIBRALTER	52.6097	70.6097
GROSSE POINTE PARK	GROSSE POINTE	52.7062	64.0370
DEARBORN HEIGHTS	WAYNE/WESTLD/CHRY HL	52.9366	70.9366
WESTLAND	ROMULUS	53.2377	69.9240
WOODHAVEN	WOODHAVEN	53.2594	71.2594
TAYLOR	TAYLOR	53.2626	71.2626
FLAT ROCK	FLAT ROCK	53.7591	71.7591
GROSSE POINTE SHORES	GROSSE POINTE	54.2674	65.5982
WAYNE	WAYNE / WESTLAND	54.6054	72.6054
SOUTHGATE	SOUTHGATE	55.1603	73.1603
WYANDOTTE	WYANDOTTE	55.3279	73.3279
TRENTON	TRENTON	55.7677	70.2323
ROCKWOOD	GIBRALTER	55.8123	73.8123
WESTLAND	INKSTER	55.9240	73.9240
ALLEN PARK	SOUTHGATE	56.6779	74.6779
GROSSE POINTE WOODS	GROSSE POINTE	56.9565	68.2873
HAMTRAMCK	HAMTRAMCK	57.2961	75.2961
DEARBORN HEIGHTS	DEARBORN	58.3136	70.1436
DEARBORN	DEARBORN	62.1759	74.3109
ALLEN PARK	ALLEN PARK	62.5679	80.5679
INKSTER	TAYLOR	66.0431	84.0431
INKSTER	WESTWOOD	66.0431	84.0431
MELVINDALE	MELVINDALE/N ALLEN PK	68.0346	86.0346
DETROIT	DETROIT	70.0905	88.0905
INKSTER	WAYNE / WESTLAND	72.5953	90.5953
HARPER WOODS	GROSSE POINTE	79.8565	91.1873
HARPER WOODS	HARPER WOODS	81.5102	99.5102
RIVER ROUGE	RIVER ROUGE	85.5512	100.4012
HIGHLAND PARK	HIGHLAND PARK	90.1347	107.8647
ECORSE	ECORSE	111.5866	129.3004
ECORSE	RIVER ROUGE	114.0866	128.9366

**2016 TOTAL TAX RATES
FOR TOWNSHIPS WITHIN WAYNE COUNTY**

<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>HOMESTEAD RATE</u>	<u>NON-HOMESTEAD RATE</u>
SUMPTER	AIRPORT	29.7219	47.7219
PLYMOUTH	PLYMOUTH-CANTON	31.1545	49.1545
SUMPTER	VAN BUREN	32.0093	49.7915
VAN BUREN	VAN BUREN	32.1333	49.9155
NORTHVILLE	PLYMOUTH-CANTON	35.4884	53.4884
SUMPTER	HURON	35.5321	53.5321
SUMPTER	LINCOLN CONSOLIDATED	35.9687	53.9687
NORTHVILLE	NORTHVILLE	36.0132	54.0132
VAN BUREN	LINCOLN CONSOLIDATED	36.0927	54.0927
BROWNSTOWN	TAYLOR	36.1903	54.1903
HURON	HURON	37.8249	55.8249
CANTON	PLYMOUTH-CANTON	38.1190	56.1190
HURON	WOODHAVEN	38.8027	56.8027
CANTON	VAN BUREN	38.9490	56.7312
CANTON	WAYNE-WESTLAND	42.0240	60.0240
HURON	FLAT ROCK	42.0449	60.0449
BROWNSTOWN	GIBRALTAR	43.5184	61.5184
BROWNSTOWN	WOODHAVEN	44.1681	62.1681
GROSSE ILE	GROSSE ILE	46.8188	62.5990
REDFORD	CLARENCEVILLE	53.7835	71.7835
REDFORD	REDFORD UNION	62.3608	80.3608
REDFORD	SOUTH REDFORD	63.3808	81.3808

Apportionment of a Tax Dollar

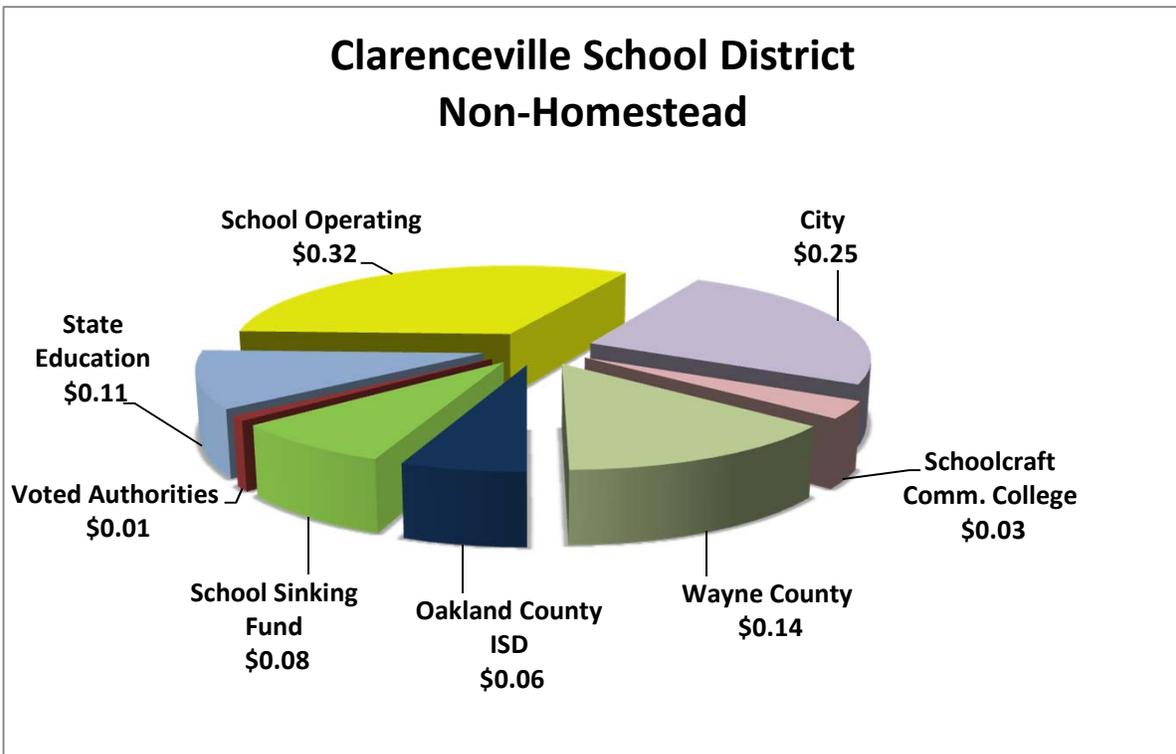
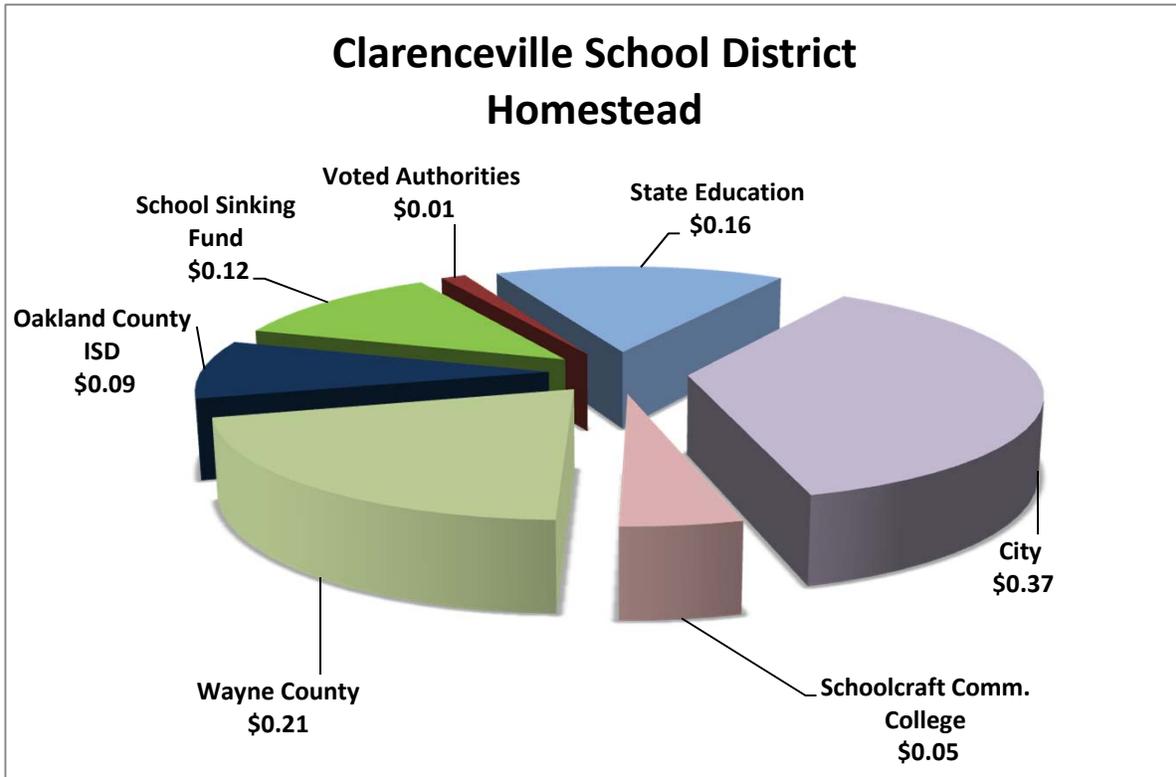
Where does my tax dollar go?



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

2017
CITY OF LIVONIA
30 LARGEST TAXPAYERS
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	22,263,000	5,800,500	28,063,500		1,521,782
ACT 198 – AFTER 12-31-93	**			49,480,000	516,148
SCHOSTAK BROTHERS	31,550,888	458,700	32,009,588	32,009,588	1,889,047
DTE ELECTRIC CO.	1,263,924	38,238,751	39,502,675	39,502,675	1,874,036
ASHLEY CAPITAL	21,771,990		21,771,990	21,771,990	1,288,619
CONSUMERS ENERGY CO.	3,635,417	19,293,800	22,929,217	22,929,217	1,122,718
COLLEGE PARK-SCHOOLCRAFT ARC	16,863,092		16,863,092	16,863,092	998,076
UNIVERSAL PROPERTIES THREE	13,235,193		13,235,193	13,235,193	783,351
DEMBS-ROTH INDUSTRIAL DEV	12,312,939		12,312,939	12,312,939	728,766
RAMCO	12,096,501		12,096,501	12,096,501	715,955
T-MOBILE CENTRAL LLC	11,589,590		11,589,590	11,589,590	685,953
ROUSH CORPORATION	269,800	14,064,900	14,334,700	14,334,700	679,648
ACT 198 – AFTER 12-31-93	**	4,186,200	12,880,095		661,865
VALASSIS MANUFACTURING	8,693,895	634,000	634,000	13,514,095	15,279
ACT 198 – AFTER 12-31-93	**	7,524,500	12,130,895		593,646
WAL-MART	4,606,395		2,116,000	14,246,895	70,040
COMERICA	9,264,940	2,135,200	11,400,140	11,400,140	630,922
KELSEY-HAYES (TRW)	10,065,873		10,065,873	10,065,873	595,769
ACT 198 – AFTER 12-31-93	**	4,750,135	6,165,935		330,963
LIVONIA RE PORTFOLIO	6,387,808	1,180,600	7,568,408	13,734,343	239,892
MARRIOTT HOTEL	9,527,391		9,527,391	9,527,391	563,897
QUAKERTOWN CAMBRIDGE	7,273,244	993,500	8,266,744	8,266,744	477,361
COSTCO WHOLESALE	7,919,468		7,919,468	7,919,468	468,729
PARAGON PROPERTIES IND DEV	6,068,278	2,283,000	8,351,278	8,351,278	466,891
QUALITY METALCRAFT	7,809,696		7,809,696	7,809,696	462,232
ACT 198 – AFTER 12-31-93	**	1,195,584	9,162,400	10,357,984	393,160
AMC THEATRES	403,700		403,700	10,761,684	9,729
LIVONIA ESTATES LTD	6,275,737	502,000	6,777,737	6,777,737	395,130
LAUREL OFFICE PARK ASSOC	6,547,945		6,547,945	6,547,945	387,553
EMBASSY SUITES	5,931,194		5,931,194	5,931,194	351,049
MENARD INC	5,039,900	1,009,000	6,048,900	6,048,900	345,907
BRIGHT HOUSE NETWORKS	4,452,918	1,595,400	6,048,318	6,048,318	338,837
MEIJER	990,545	5,877,400	6,867,945	6,867,945	335,964
39000 ASSOCIATES LLC	4,316,219	1,538,300	5,854,519	5,854,519	328,051
	5,220,081		5,220,081	5,220,081	308,960
TOTALS	271,305,580	139,714,151	411,019,731		21,575,925

AD VALOREM RATES	REAL PROP. 59.1870	COMM. PERS. 47.1870	IND. PERS. 35.1870
** ACT 198 RATES	REAL PROP. 33.1005	PERS. PROP. 24.1005	

AD VALOREM CITY MILLAGE	13.9380	\$5,280,845
ACT 198 CITY MILLAGE	6.969	\$223,974
TOTAL CITY TAX DOLLARS		\$5,504,819

**PLYMOUTH ROAD DEVELOPMENT AUTHORITY (P.R.D.A)
1994 - 2017 RECAPTURE**

	<u>1994 Parcel Count</u>	<u>1994 Assessed Value</u>	<u>2017 Parcel Count</u>	<u>2017 Taxable Value</u>
Real Property	578	251,784,070	577	239,847,444
Personal Property	893	178,771,840	809	76,950,800
Act 198				
Real Property	7	11,052,250	9	8,172,943
Personal Property	19	257,281,050	22	26,133,300
Act 255				
Real Property	<u>1</u>	<u>2,458,180</u>	<u>0</u>	<u>0</u>
Totals	1498	701,347,390	1417	351,104,487

**Amount of Captured Taxable Value for 2017:
- 350,242,903**