

CITY OF LIVONIA

2012 ASSESSMENT DATA



DEPARTMENTAL CORRESPONDENCE

DATE: APRIL 30, 2012
TO: JACK KIRKSEY, MAYOR
FROM: DAWN BORREGARD, ASST. ASSESSOR
SUBJECT: 2012 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 Bureau of Taxation. The following is a brief overview of what transpired this year:

- The Board of Review had 242 personal appearance appeals and 92 mail-in appeals. Of the total 334 appeals, 24 had applied for a poverty exemption.
- The 2012 State Equalized Value: 3,875,978,660 – overall decrease from 2011 of 5.4%.
- The 2012 Taxable Value: 3,847,518,120 – overall decrease from 2011 of 5.5%.
- The 2012 Act 198 – IFT Value: 107,724,740 – overall decrease from 2011 of 7.0%.
- The 2012 Turbo/Brownfield Value: 24,875,650 – overall increase from 2011 of 20.6%.

2012 ADVALOREM TOTALS

Real Property

	2011 SEV	2012 SEV	2012 TAXABLE
Commercial	809,253,170	735,475,180	718,523,110
Industrial	258,647,100	230,650,790	229,149,260
Residential	2,573,876,560	2,452,253,410	2,442,475,950
TOTAL	3,641,776,830	3,418,379,380	3,390,148,320

Personal Property

	2011 SEV	2012 SEV	2012 TAXABLE
Commercial	200,513,950	203,687,150	203,687,150
Industrial	202,574,050	202,258,980	202,258,980
Utility	51,666,470	51,653,150	51,423,670
TOTAL	454,754,470	457,599,280	457,369,800

Total Advalorem	4,096,531,300	3,875,978,660	3,847,518,120
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2012 SPECIAL ACTS TOTALS

Real Property

	2011 SEV	2012 SEV	2012 TAXABLE
I.F.T. Parcels	30,888,140	26,978,340	26,547,020
Turbo/Brownfield Parcels	20,091,480	24,875,650	24,746,300
TOTAL	50,979,620	51,853,990	51,293,320

Personal Property

	2011 SEV	2012 SEV	2012 TAXABLE
I.F.T. Parcels	85,233,230	80,746,400	80,746,400
TOTAL	85,233,230	80,746,400	80,746,400

Total Special Acts	136,212,850	132,600,390	132,039,720
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Grand Total of Advalorem & Special Acts	4,232,744,150	4,008,579,050	3,979,557,840
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<u>Non Taxable</u> Act 328 (Not included in totals)	10,380,760	40,106,110	40,106,110
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2012 SUMMARY
CHANGE IN ASSESSED AND TAXABLE VALUE

REAL PROPERTY		
ASSESSED VALUE		TAXABLE VALUE
3,418,379,380	(2012)	3,390,148,320
- <u>3,641,776,830</u>	(2011)	- <u>3,619,424,220</u>
- 223,397,450	6.1% decrease	- 229,275,900
		6.3% decrease

PERSONAL PROPERTY		
ASSESSED VALUE		TAXABLE VALUE
457,599,280	(2012)	457,369,800
- <u>454,754,470</u>	(2011)	- <u>453,881,780</u>
2,844,810	0.62% increase	3,488,020
		0.76% increase

TOTAL		
ASSESSED VALUE		TAXABLE VALUE
3,875,978,660	(2012)	3,847,518,120
- <u>4,096,531,300</u>	(2011)	- <u>4,073,306,000</u>
- 220,552,640	5.4% decrease	- 225,787,880
		5.5% decrease

SPECIAL ACTS		
ASSESSED VALUE		TAXABLE VALUE
132,600,390	(2012)	132,039,720
- <u>136,212,850</u>	(2011)	- <u>135,951,830</u>
- 3,612,460	2.6% decrease	- 3,912,110
		2.8% decrease

GRAND TOTAL		
ASSESSED VALUE		TAXABLE VALUE
4,008,579,050	(2012)	3,979,557,840
- <u>4,232,744,150</u>	(2011)	- <u>4,209,257,830</u>
- 224,165,100	-5.3% overall	- 229,699,990
		-5.5% overall

TAXABLE VALUE ANALYSIS

Under Proposal A, a 2012 capped value was calculated for all real property by multiplying the 2011 taxable value by the lesser of 5%, or the rate of inflation (1.027 for 2012). This new figure was compared to the 2012 state equalized value, *parcel by parcel*. The lower of the two became the 2012 taxable value. If a parcel sold in 2011 the valuation was 'uncapped' and the state equalized value automatically became the 2012 taxable value. The value is 're-capped' for future years until the property is sold. The total TAXABLE VALUE for 2012 is:

REAL:	3,390,148,320	
PERSONAL:	<u>457,369,800</u>	(Not subject to Proposal A limitations)
TOTAL:	3,847,518,120 *	

The TAXABLE VALUE is used to calculate the 2012 tax bills. The difference in city tax dollars yielded from the STATE EQUALIZED VALUE and TAXABLE VALUE is:

2012 TOTAL SEV:	3,875,978,660	@ 13.3872 mills = \$ 51,888,500
2012 TOTAL TAXABLE:	<u>3,847,518,120</u>	@ 13.3872 mills = \$ <u>51,507,500</u> *
2012 loss in value due to Prop A:	28,460,540	
2012 loss in city tax due to Prop A:		\$381,000

	<u>Loss in Value Due to Prop A</u>	<u>Loss in City Tax Due to Prop A</u>
2011	23,225,300	\$265,620
2010	49,972,310	\$571,450
2009	220,923,080	\$2,526,280
2008	596,267,480	\$6,865,960
2007	918,907,040	\$10,630,190
2006	1,051,881,080	\$11,977,240
2005	1,112,212,750	\$12,688,570
2004	1,109,534,740	\$12,671,660
2003	1,048,582,110	\$11,982,050
2002	864,452,310	\$ 9,170,720
2001	675,395,690	\$ 7,206,740
2000	533,550,020	\$ 5,746,340
1999	375,013,580	\$ 3,776,390
1998	194,199,370	\$ 1,965,300
1997	100,787,020	\$ 1,019,960
1996	44,260,880	\$ 448,800
1995	21,444,760	\$ 225,380

***Cumulative Total Loss in City Tax Due to Prop A
1995-2012: \$100,119,650***

2011 WAYNE COUNTY CITY TAX RATES

<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>CITY TOTAL</u>	<u>CITY OPERATING</u>	<u>CITY DEBT</u>	<u>LIBRARY AUTH.</u>	<u>NON-HOMESTEAD RATE</u>	<u>HOMESTEAD RATE</u>
ROMULUS	WAYNE/WESTLAND (ROM)	12.1537	10.6263	1.5274		55.5576	37.5576
ROMULUS	WAYNE/WESTLAND	12.1537	10.6263	1.5274		56.0876	38.0876
ROMULUS	WOODHAVEN	12.1537	10.6263	1.5274		58.2410	40.5632
ROMULUS	ROMULUS	12.1537	10.6263	1.5274		57.0753	44.7168
LIVONIA	LIVONIA	13.3872	13.3872			54.1048	36.1048
LIVONIA	CLARENCEVILLE	13.3872	13.3872			55.1895	37.1895
WESTLAND	TAYLOR	13.9582	13.9582			52.3899	34.3899
WESTLAND	LIVONIA	13.9582	13.9582			55.2658	37.2658
WESTLAND	LIVONIA / NANKIN	13.9582	13.9582			55.2658	37.2658
WESTLAND	WAYNE/WESTLAND	13.9582	13.9582			57.8921	39.8921
WESTLAND	WAYNE/WEST/CHERRY HL	13.9582	13.9582			57.8921	39.8921
WESTLAND	WAYNE/WEST/NANKIN	13.9582	13.9582			57.8921	39.8921
WESTLAND	WAYNE/WEST/ROMULUS	13.9582	13.9582			57.8921	39.8921
WESTLAND	GARDEN CITY	13.9582	13.9582			58.8358	40.8358
WESTLAND	INKSTER	13.9582	13.9582			67.8899	49.8899
GROSSE POINTE FARMS	GROSSE POINTE	15.5412	12.9166	1.0834	1.5412	56.6479	45.5519
GROSSE POINTE PARK	GROSSE POINTE	15.6492	13.2780	.83	1.5412	56.7559	45.6599
GROSSE POINTE	GROSSE POINTE	15.7902	13.6146	.6344	1.5412	56.8969	45.8009
NORTHVILLE	NORTHVILLE	16.7499	15.1959	.1575	1.3965	59.6445	41.6445
GARDEN CITY	GARDEN CITY	16.8999	14.6603	2.2396		61.7775	43.7775
FLAT ROCK	GIBRALTER	17.2497	17.2497			61.1914	43.1914
FLAT ROCK	FLAT ROCK	17.2497	17.2497			62.0914	44.0914
FLAT ROCK	WOODHAVEN	17.2497	17.2497			62.7470	45.0692
PLYMOUTH	PLYMOUTH / CANTON	17.7392	13.1034	2.91	1.7258	59.0968	41.0968
RIVERVIEW	RIVERVIEW	17.96	14.26	3.70		60.1917	42.1917
WOODHAVEN	GIBRALTER	18.33	18.33			62.2717	44.2717
WOODHAVEN	WOODHAVEN	18.33	18.33			63.8273	46.1495
GROSSE POINTE SHORES	GROSSE POINTE	18.6812	15.3881	1.7519	1.5412	59.7879	48.6919
BELLEVILLE	VAN BUREN	18.8260	18.1260		.7000	60.7777	42.7777
GIBRALTER	GIBRALTER	19.18	16.58	2.60		63.1217	45.1217
DEARBORN HEIGHTS	CRESTWOOD	20.6331	17.8055	2.8276		59.0648	41.0648
DEARBORN HEIGHTS	TAYLOR	20.6331	17.8055	2.8276		59.0648	41.0648
DEARBORN HEIGHTS	WESTWOOD	20.6331	17.8055	2.8276		59.0648	41.0648
DEARBORN HEIGHTS	DEARBORN DIST. #7	20.6331	17.8055	2.8276		63.7330	45.7330
DEARBORN HEIGHTS	WAYNE/WSTLD/CHERRY HL	20.6331	17.8055	2.8276		64.0370	46.0370
DEARBORN HEIGHTS	DEARBORN	20.6331	17.8055	2.8276		65.1840	52.7822
ALLEN PARK	MELVINDALE/N ALLEN PK	20.99	17.49	3.50		59.4217	41.4217
ALLEN PARK	SOUTHGATE	20.99	17.49	3.50		64.5717	46.5717
ALLEN PARK	ALLEN PARK	20.99	17.49	3.50		66.4217	48.4217
GROSSE POINTE WOODS	GROSSE POINTE	21.2494	15.2397	4.4685	1.5412	62.3561	51.2601
SOUTHGATE	SOUTHGATE	21.3716	19.7399	1.6317		64.9533	46.9533
TRENTON	RIVERVIEW	21.7499	17.8814	3.8685		63.9816	45.9816
TRENTON	TRENTON	21.7499	17.8814	3.8685		63.2816	48.1902
DEARBORN	DEARBORN	21.90	16.69	5.21		66.4509	54.0491
DEARBORN	WESTWOOD	21.90	16.69	5.21		60.3317	42.3317
WAYNE	WAYNE / WESTLAND	22.9618	22.9618			66.8957	48.8957
WYANDOTTE	WYANDOTTE	23.7862	18.8370	3.4130	1.5362	69.1369	51.2179
ROCKWOOD	GIBRALTER	24.0325	16.7725	7.26		67.9742	49.9742
LINCOLN PARK	LINCOLN PARK	24.0585	21.6578	2.4007		67.4068	49.4338
TAYLOR	TAYLOR	26.2275	19.4943	6.7332		64.6592	46.6592
HARPER WOODS	HARPER WOODS	28.4168	24.4168	4.00		74.2485	56.2485
HAMTRAMCK	HAMTRAMCK	29.0759	24.1132	5.00		71.9429	53.9429
HARPER WOODS	GROSSE POINTE	29.9580	24.4168	4.00	1.5412	71.0647	59.9687
MELVINDALE	MELVINDALE/N ALLEN PK	33.2892	29.2892	4.00		71.7209	53.7209
DETROIT	DETROIT	34.1385	24.5827	9.5558		85.1106	67.2798
INKSTER	TAYLOR	35.9294	23.8014	12.1280		74.3611	56.3611
INKSTER	WESTWOOD	35.9294	23.8014	12.1280		74.3611	56.3611
INKSTER	WAYNE / WESTLAND	35.9294	23.8014	12.1280		79.8633	61.8633
INKSTER	WAYNE/WEST/CHERRY HL	35.9294	23.8014	12.1280		79.8633	61.8633
INKSTER	INKSTER	35.9294	23.8014	12.1280		89.8611	71.8611
ECORSE	ECORSE	45.33	33.5654	11.7646		91.9755	74.2617
ECORSE	RIVER ROUGE	45.33	33.5654	11.7646		91.9417	78.4579
RIVER ROUGE	RIVER ROUGE	46.4457	26.9741	19.4716		93.0574	79.5736
HIGHLAND PARK	HIGHLAND PARK	48.7258	22.2758	26.45		90.9892	73.2592

2011 WAYNE COUNTY TOWNSHIP TAX RATES

<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>TWP TOTAL</u>	<u>TWP OPERATING</u>	<u>TWP DEBT</u>	<u>LIBRARY AUTH.</u>	<u>NON-HOMESTEAD RATE</u>	<u>HOMESTEAD RATE</u>
SUMPTER	AIRPORT	5.4904	4.7904		.7000	46.5219	28.5219
SUMPTER	VAN BUREN	5.4904	4.7904		.7000	47.4421	29.4421
SUMPTER	HURON	5.4904	4.7904		.7000	50.3321	32.3321
SUMPTER	LINCOLN CONSOLIDATED	5.4904	4.7904		.7000	51.2923	33.2923
VAN BUREN	VAN BUREN	5.6144	4.9144		.7000	47.5661	29.5661
VAN BUREN	LINCOLN CONSOLIDATED	5.6144	4.9144		.7000	51.4163	33.4163
PLYMOUTH	PLYMOUTH-CANTON	5.7258	4.0000		1.7258	47.0834	29.0834
HURON	FLAT ROCK	7.7430	7.7430			52.5847	34.5847
HURON	HURON	7.7430	7.7430			52.5847	34.5847
HURON	WOODHAVEN	7.7430	7.7430			53.2403	35.5625
NORTHVILLE	PLYMOUTH-CANTON	8.5509	6.2574	.9000	1.3935	49.9085	31.9085
NORTHVILLE	NORTHVILLE	8.5509	6.2574	.9000	1.3935	51.4485	33.4485
CANTON	PLYMOUTH-CANTON	11.9437**	10.4000**		1.5437	53.3013	35.3013
CANTON	VAN BUREN	11.9437**	10.4000**		1.5437	53.8954	35.8954
CANTON	WAYNE-WESTLAND	11.9437**	10.4000**		1.5437	55.2876	37.2876
BROWNSTOWN	TAYLOR	13.1486*	12.0431*	1.1055		50.9903	32.9903
BROWNSTOWN	GIBRALTAR	13.1486*	12.0431*	1.1055		57.0903	39.0903
BROWNSTOWN	WOODHAVEN	13.1486*	12.0431*	1.1055		58.6459	40.9681
GROSSE ILE	GROSSE ILE	14.7107	8.9607	5.7500		59.1702	43.3712
REDFORD	CLARENCEVILLE	19.2718***	17.7079***		1.5639	61.6641	43.6641
REDFORD	SOUTH REDFORD	19.2718***	17.7079***		1.5639	65.4035	47.4035
REDFORD	REDFORD UNION	19.2718***	17.7079***		1.5639	66.1535	48.1535

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

** INCLUDES 4.9260 MILLS FOR POLICE & 3.1080 MILLS FOR FIRE (REAL PROPERTY ONLY)

*** INCLUDES 0.6480 MILLS FOR STREET LIGHTS (REAL PROPERTY ONLY)

**2011 TOTAL TAX RATES
FOR CITIES WITHIN WAYNE COUNTY**

<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>NON-HOMESTEAD RATE</u>	<u>HOMESTEAD RATE</u>
WESTLAND	TAYLOR	52.3899	34.3899
LIVONIA	LIVONIA	54.1048	36.1048
LIVONIA	CLARENCEVILLE	55.1895	37.1895
WESTLAND	LIVONIA	55.2658	37.2658
WESTLAND	LIVONIA / NANKIN	55.2658	37.2658
ROMULUS	WAYNE / WESTLAND (ROM)	55.5576	37.5576
ROMULUS	WAYNE / WESTLAND	56.0876	38.0876
WESTLAND	WAYNE / WESTLAND	57.8921	39.8921
WESTLAND	WAYNE / WEST / CHERRY HL	57.8921	39.8921
WESTLAND	WAYNE / WEST / NANKIN	57.8921	39.8921
WESTLAND	WAYNE / WEST / ROMULUS	57.8921	39.8921
ROMULUS	WOODHAVEN	58.2410	40.5632
WESTLAND	GARDEN CITY	58.8358	40.8358
DEARBORN HEIGHTS	CRESTWOOD	59.0648	41.0648
DEARBORN HEIGHTS	TAYLOR	59.0648	41.0648
DEARBORN HEIGHTS	WESTWOOD	59.0648	41.0648
PLYMOUTH	PLYMOUTH / CANTON	59.0968	41.0968
ALLEN PARK	MELVINDALE / N ALLEN PK	59.4217	41.4217
NORTHVILLE	NORTHVILLE	59.6445	41.6445
RIVERVIEW	RIVERVIEW	60.1917	42.1917
DEARBORN	WESTWOOD	60.3317	42.3317
BELLEVILLE	VAN BUREN	60.7777	42.7777
FLAT ROCK	GIBRALTER	61.1914	43.1914
GARDEN CITY	GARDEN CITY	61.7775	43.7775
FLAT ROCK	FLAT ROCK	62.0914	44.0914
WOODHAVEN	GIBRALTER	62.2717	44.2717
ROMULUS	ROMULUS	57.0753	44.7168
FLAT ROCK	WOODHAVEN	62.7470	45.0692
GIBRALTER	GIBRALTER	63.1217	45.1217
GROSSE POINTE FARMS	GROSSE POINTE	56.6479	45.5519
GROSSE POINTE PARK	GROSSE POINTE	56.7559	45.6599
DEARBORN HEIGHTS	DEARBORN DIST. #7	63.7330	45.7330
GROSSE POINTE	GROSSE POINTE	56.8969	45.8009
TRENTON	RIVERVIEW	63.9816	45.9816
DEARBORN HEIGHTS	WAYNE/WESTLD/CHERRY HL	64.0370	46.0370
WOODHAVEN	WOODHAVEN	63.8273	46.1495
ALLEN PARK	SOUTHGATE	64.5717	46.5717
TAYLOR	TAYLOR	64.6592	46.6592
SOUTHGATE	SOUTHGATE	64.9533	46.9533
TRENTON	TRENTON	63.2816	48.1902
ALLEN PARK	ALLEN PARK	66.4217	48.4217
GROSSE POINTE SHORES	GROSSE POINTE	59.7879	48.6919
WAYNE	WAYNE / WESTLAND	66.8957	48.8957
LINCOLN PARK	LINCOLN PARK	67.4068	49.4338
WESTLAND	INKSTER	67.8899	49.8899
ROCKWOOD	GIBRALTER	67.9742	49.9742
WYANDOTTE	WYANDOTTE	69.1369	51.2179
GROSSE POINTE WOODS	GROSSE POINTE	62.3561	51.2601
DEARBORN HEIGHTS	DEARBORN	65.1840	52.7822
MELVINDALE	MELVINDALE / N ALLEN PK	71.7209	53.7209
HAMTRAMCK	HAMTRAMCK	71.9429	53.9429
DEARBORN	DEARBORN	66.4509	54.0491
HARPER WOODS	HARPER WOODS	74.2485	56.2485
INKSTER	TAYLOR	74.3611	56.3611
INKSTER	WESTWOOD	74.3611	56.3611
HARPER WOODS	GROSSE POINTE	71.0647	59.9687
INKSTER	WAYNE / WESTLAND	79.8633	61.8633
INKSTER	WAYNE / WEST / CHERRY HL	79.8633	61.8633
DETROIT	DETROIT	85.1106	67.2798
INKSTER	INKSTER	89.8611	71.8611
HIGHLAND PARK	HIGHLAND PARK	90.9892	73.2592
ECORSE	ECORSE	91.9755	74.2617
ECORSE	RIVER ROUGE	91.9417	78.4579
RIVER ROUGE	RIVER ROUGE	93.0574	79.5736

2011 TOTAL TAX RATES
FOR TOWNSHIPS WITHIN WAYNE COUNTY

<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>NON-HOMESTEAD RATE</u>	<u>HOMESTEAD RATE</u>
SUMPTER	AIRPORT	46.5219	28.5219
PLYMOUTH	PLYMOUTH-CANTON	47.0834	29.0834
SUMPTER	VAN BUREN	47.4421	29.4421
VAN BUREN	VAN BUREN	47.5661	29.5661
NORTHVILLE	PLYMOUTH-CANTON	49.9085	31.9085
SUMPTER	HURON	50.3321	32.3321
BROWNSTOWN	TAYLOR	50.9903	32.9903
SUMPTER	LINCOLN CONSOLIDATED	51.2923	33.2923
VAN BUREN	LINCOLN CONSOLIDATED	51.4163	33.4163
NORTHVILLE	NORTHVILLE	51.4485	33.4485
HURON	FLAT ROCK	52.5847	34.5847
HURON	HURON	52.5847	34.5847
CANTON	PLYMOUTH-CANTON	53.1013	35.1013
HURON	WOODHAVEN	53.2403	35.5625
CANTON	VAN BUREN	54.1315	36.1315
CANTON	WAYNE-WESTLAND	55.0337	37.0337
BROWNSTOWN	GIBRALTAR	57.0903	39.0903
BROWNSTOWN	WOODHAVEN	58.6459	40.9681
GROSSE ILE	GROSSE ILE	59.1702	43.3712
REDFORD	CLARENCEVILLE	61.6641	43.6641
REDFORD	SOUTH REDFORD	65.4035	47.4035
REDFORD	REDFORD UNION	66.1535	48.1535

2012 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	1,028	21,353,840		
VACANT	<u>244</u>	<u>2,622,970</u>		
TOTAL PARCEL COUNT	1,272	23,976,810	20,770	2.78
25,010 - 37,500				
TOTAL IMPROVED	2,218	70,978,810		
VACANT	<u>32</u>	<u>1,029,330</u>		
TOTAL PARCEL COUNT	2,250	72,008,140	32,000	6.01
37,510 - 50,000				
TOTAL IMPROVED	5,714	258,180,120		
VACANT	<u>7</u>	<u>315,610</u>		
TOTAL PARCEL COUNT	5,721	258,495,730	45,180	15.49
50,010 - 62,500				
TOTAL IMPROVED	10,364	581,192,400		
VACANT	<u>1</u>	<u>58,510</u>		
TOTAL PARCEL COUNT	10,365	581,250,910	56,080	28.09
62,510 - 75,000				
TOTAL IMPROVED	7,054	480,074,750		
VACANT	<u>1</u>	<u>67,360</u>		
TOTAL PARCEL COUNT	7,055	480,142,110	68,050	19.12
75,010 - 100,000				
TOTAL IMPROVED	7,222	618,969,940		
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	7,222	618,969,940	85,710	19.57
100,010 - 125,000				
TOTAL IMPROVED	1,991	218,301,840		
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	1,991	218,301,840	109,640	5.39
125,010 - 150,000				
TOTAL IMPROVED	825	112,159,070		
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	825	112,159,070	135,950	2.23
150,010+				
TOTAL IMPROVED	469	80,067,930		
VACANT	<u>1</u>	<u>478,800</u>		
TOTAL PARCEL COUNT	470	80,546,730	170,720	1.27

* 36,885 total parcels - improved only

AVERAGE ASSESSED VALUE OF IMPROVED RESIDENTIAL PROPERTY: 66,190

ESTIMATED TRUE CASH VALUE: \$ 132,380

AVERAGE MARKET VALUE OF HOMES THAT HAVE SOLD: \$ 128,090 **

**includes bank sales

**COMPARISON OF RESIDENTIAL ASSESSMENTS
2010 thru 2012**

ASSESSED VALUE <u>RANGE</u>	PARCEL COUNT			% CHANGE		AVERAGE ASSESSMENT <u>2012</u>
	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2011</u>	<u>2012</u>	
1 - 25,000	383	747	1,028	+48.7	+27.3	20,770
25,010 - 37,500	1,222	1,564	2,218	+21.8	+29.4	32,000
37,510 - 50,000	2,914	4,402	5,714	+33.8	+22.9	45,180
50,010 - 62,500	9,271	10,129	10,364	+8.47	+2.26	56,080
62,510 - 75,000	8,262	7,975	7,054	-3.6	-13.0	68,050
75,010 - 100,000	9,721	8,263	7,222	-17.6	-14.4	85,710
100,010 - 125,000	3,278	2,295	1,991	-42.8	-15.3	109,640
125,010 - 150,000	1,150	963	825	-19.4	-16.7	135,950
150,010+	666	542	469	-22.8	-15.5	170,720

**2011
LARGEST IMPROVED
RESIDENTIAL SALES**

<u>SALE PRICE</u>	<u>PARCEL NUMBER</u>	<u>ADDRESS</u>	<u>CROSS ROADS</u>
\$ 450,000	060-01-0594-004	31626 Myrna	Five Mile/Merriman
395,000	030-04-0154-000	18292 Westchester	Seven Mile/Newburgh
382,500	014-03-0589-000	19992 Ellen	Eight Mile/Gill
375,000	034-08-0012-000	18792 Vanderhaven	Seven Mile/Gill
366,000	034-01-0023-002	18240 Laurel	Seven Mile/Gill
329,000	010-01-0120-000	20015 Hubbard	Eight Mile/Farmington
328,500	030-04-0116-000	18301 Heatherlea	Seven Mile/Newburgh
326,329	034-01-0023-001	18239 Gill	Seven Mile/Gill
317,000	017-02-0106-000	36329 St. Andrews	Eight Mile/Wayne
315,000	015-99-0011-002	19789 Gill	Seven Mile/Gill

RESIDENTIAL TAX ANALYSIS 2011 - 2012

	2011		2012
HIGHEST residential taxable value:	317,040		296,770 *
City millage rate:	.0133872		.0133872 **
City taxes:	\$ 4244.27		\$ 3972.92

LOWEST residential taxable value:	12,760		12,270 ***
City millage rate:	.0133872		.0133872 **
City taxes:	\$ 170.82		\$ 164.26

AVERAGE residential taxable value:	68,250		65,550
City millage rate:	.0133872		.0133872 **
City taxes:	\$ 913.67		\$ 877.53

* Home located at 16400 Bell Creek – Six Mile / Farmington

** Tentative 2012 millage

*** Home located at 20203 Gillman – Inkster / Eight Mile

2012
CITY OF LIVONIA
30 LARGER BUSINESSES

	TAXABLE VALUE			TAXES AT
	REAL (Bldg. & Land)	PERSONAL (Mach. & Equip.)	TOTAL	VARIOUS MILLS (Rates Below)
FORD MOTOR COMPANY	22,568,660	80,255,580	102,824,240	3,637,152
ACT 198 – AFTER 12-31-93 **		50,763,920	50,763,920	1,068,688
SCHOSTAK BROTHERS	32,606,190	463,080	33,069,270	1,783,650
DETROIT EDISON	1,144,140	33,589,350	34,733,490	1,476,177
ASHLEY CAPITAL	19,378,500		19,378,500	1,048,470
SMC INVESTORS LLC	17,101,250	4,560	17,105,810	925,452
COMERICA	16,425,480		16,425,480	888,698
RAMCO	16,148,550		16,148,550	873,714
WAL-MART	13,653,590	3,077,550	16,731,140	868,305
VALASSIS MANUFACTURING	5,146,980	13,862,410	19,009,390	773,209
ACT 198 – AFTER 12-31-93 **	2,116,000		2,116,000	63,591
VARITY KELSEY-HAYES (TRW)	5,578,380	6,068,370	11,646,750	484,505
ACT 198 – AFTER 12-31-93 **	6,266,160	2,478,230	8,744,390	240,484
TECHNICOLOR		13,548,280	13,548,280	410,039
ACT 198 – AFTER 12-31-93 **	10,456,520		10,456,520	314,241
CONSUMERS ENERGY CO.	1,926,970	12,881,000	14,807,970	646,611
ROUSH/CRUCAM CORP.	5,255,630	7,795,300	13,050,930	519,031
ACT 198 – AFTER 12-31-93 **	1,610,000	2,018,020	3,628,020	90,868
MARRIOTT HOTEL	10,321,850	1,171,790	11,493,640	607,800
COLLEGE PARK-SCHOOLCRAFT	11,021,120		11,021,120	596,296
FIRST INDUSTRIAL L P	10,645,690		10,645,690	575,983
DEMBS-ROTH INDUSTRIAL DEV	10,526,730		10,526,730	569,547
39000 ASSOCIATES LLC	10,082,170		10,082,170	545,494
COSTCO WHOLESALE	8,147,560	2,252,170	10,399,730	535,651
SEARS, ROEBUCK & CO.	9,495,470	476,670	9,972,140	533,821
T-MOBILE CENTRAL LLC	287,370	11,896,340	12,183,710	516,441
VICTOR CORPORATE CENTER	9,168,470	11,930	9,180,400	496,562
QUAKERTOWN CAMBRIDGE	8,340,870		8,340,870	451,282
MEIJER	6,016,050	2,542,030	8,558,080	432,530
GENERAL MOTORS CORP.	7,947,730	11,080	7,958,810	430,345
PARAGON PROPERTIES IND DEV	7,901,710		7,901,710	427,521
EMBASSY SUITES	6,809,620	900,690	7,710,310	406,358
GERSHMAN PROPERTIES LLC	6,889,070		6,889,070	372,732
COUNTRY FRESH	3,212,310	5,556,270	8,768,580	341,073
ACT 198 – AFTER 12-31-93 **		951,670	951,670	20,035
BRIGHT HOUSE NETWORKS	952,000	7,308,420	8,260,420	359,228
TOTALS	305,148,790	259,884,710	565,033,500	24,331,584

AD VALOREM RATES REAL PROP. 54.1048 COMM. PERS. 42.1048 IND. PERS. 30.1048
 ** ACT 198 RATES REAL PROP. 30.0521 PERS. PROP. 21.0521

AD VALOREM CITY MILLAGE 13.3872 \$6,537,947
 ACT 198 CITY MILLAGE 6.6936 \$513,135
 TOTAL CITY TAX DOLLARS \$7,051,082

2011 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>
19575 Victor Parkway	E A & S Investments	19575 Victor Parkway Holdings	\$ 5,500,000	Office
17187 Laurel Park	Laurel Office Park	Ashley Laurel Park LLC	\$ 1,456,000	Office
31651 Schoolcraft	SIJL 4 LLC	KTX Properties Mgmt.	\$ 1,251,000	Office/Whse
39300 Six Mile	Edward Hesano	Saad Real Estate	\$ 999,000	Gas Station
13450 Farmington	Oz & Jude LLC	13450 Farmington LLC	\$ 995,000	Office/Whse

INDUSTRIAL SALES

<u>ADDRESS</u>	<u>SELLER OR OCCUPANT</u>	<u>BUYER OR OCCUPANT</u>	<u>SALE PRICE</u>	<u>USE</u>
12841 Stark	NL Ventures VI Stark LLC	Canam LP	\$ 5,976,930	Office/Whse
38777 Schoolcraft	K & B Property Holdings LLC	TIM LLC	\$ 1,186,190	Office/Whse
31623 Industrial	SIJL Inc.	Schoolcraft College	\$ 930,000	Office/Whse
31500 Pamco	Pardonnet Mgmt. Co.	Smith-Watkins Investments LLC	\$ 850,000	Office/Whse
12270 Belden	Livonia International	Vella Properties LLC	\$ 540,000	Office/Whse

**PLYMOUTH ROAD DEVELOPMENT AUTHORITY (P.R.D.A)
1994 - 2012 RECAPTURE**

	<u>1994 Parcel Count</u>	<u>1994 Assessed Value</u>	<u>2012 Parcel Count</u>	<u>2012 Taxable Value</u>
Real Property	595	253,039,020	599	256,074,700
Personal Property	893	178,771,840	751	182,202,640
Act 198				
Real Property	7	11,052,250	11	9,005,480
Personal Property	19	257,281,050	30	66,549,930
Act 255				
Real Property	<u>1</u>	<u>2,458,180</u>	<u>0</u>	<u>0</u>
Totals	1515	702,602,340	1391	513,832,750

**Amount of Captured Taxable Value for 2012:
- 188,769,590**