

# CITY OF LIVONIA

## *2013 ASSESSMENT DATA*



## DEPARTMENTAL CORRESPONDENCE

**DATE:** APRIL 30, 2013  
**TO:** JACK KIRKSEY, MAYOR  
**FROM:** DAWN BORREGARD, ASST. ASSESSOR  
**SUBJECT:** 2013 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 Bureau of Taxation. The following is a brief overview of what transpired this year:

- The Board of Review had 170 personal appearance appeals and 111 mail-in appeals. Of the total 281 appeals, 24 had applied for a poverty exemption.
- The 2013 State Equalized Value: 3,848,175,940 – overall decrease from 2012 of 1.0%.
- The 2013 Taxable Value: 3,796,635,610 – overall decrease from 2012 of 1.3%.
- The 2013 Act 198 – IFT Value: 104,040,470 – overall decrease from 2012 of 3.5%.
- The 2013 Turbo/Brownfield Value: 23,797,770 – overall decrease from 2012 of 4.5%.

## 2013 ADVALOREM TOTALS

### Real Property

	2012 SEV	2013 SEV	2013 TAXABLE
Commercial	735,475,180	673,958,380	664,313,290
Industrial	230,650,790	218,238,860	216,033,810
Residential	2,452,253,410	2,499,202,890	2,459,737,580
<b>TOTAL</b>	<b>3,418,379,380</b>	<b>3,391,400,130</b>	<b>3,340,084,680</b>

### Personal Property

	2012 SEV	2013 SEV	2013 TAXABLE
Commercial	203,687,150	208,409,510	208,409,510
Industrial	202,258,980	195,670,340	195,670,340
Utility	51,653,150	52,695,960	52,471,080
<b>TOTAL</b>	<b>457,599,280</b>	<b>456,775,810</b>	<b>456,550,930</b>

<b>Total Advalorem</b>	<b>3,875,978,660</b>	<b>3,848,175,940</b>	<b>3,796,635,610</b>
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## 2013 SPECIAL ACTS TOTALS

### Real Property

	2012 SEV	2013 SEV	2013 TAXABLE
I.F.T. Parcels	26,978,340	26,795,310	26,558,280
Turbo/Brownfield Parcels	24,875,650	23,797,770	23,797,770
<b>TOTAL</b>	<b>51,853,990</b>	<b>50,593,080</b>	<b>50,356,050</b>

### Personal Property

	2012 SEV	2013 SEV	2013 TAXABLE
I.F.T. Parcels	80,746,400	77,482,190	77,482,190
<b>TOTAL</b>	<b>80,746,400</b>	<b>77,482,190</b>	<b>77,482,190</b>

<b>Total Special Acts</b>	<b>132,600,390</b>	<b>128,075,270</b>	<b>127,838,420</b>
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<b>Grand Total of Advalorem &amp; Special Acts</b>	<b>4,008,579,050</b>	<b>3,976,251,210</b>	<b>3,924,474,030</b>
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<u>Non Taxable</u> Act 328 (Not included in totals)	40,106,110	41,975,580	41,975,580
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2013 SUMMARY  
CHANGE IN ASSESSED AND TAXABLE VALUE

REAL PROPERTY		
ASSESSED VALUE		TAXABLE VALUE
3,391,400,130	(2013)	3,340,084,680
- <u>3,418,379,380</u>	(2012)	- <u>3,390,148,320</u>
- 26,979,250	0.78% decrease	- 50,063,640
		1.4% decrease

PERSONAL PROPERTY		
ASSESSED VALUE		TAXABLE VALUE
456,775,810	(2013)	456,550,930
- <u>457,599,280</u>	(2012)	- <u>457,369,800</u>
- 823,470	0.18% decrease	- 818,870
		0.18% decrease

TOTAL		
ASSESSED VALUE		TAXABLE VALUE
3,848,175,940	(2013)	3,796,635,610
- <u>3,875,978,660</u>	(2012)	- <u>3,847,518,120</u>
- 27,802,720	0.7% decrease	- 50,882,510
		1.3% decrease

SPECIAL ACTS		
ASSESSED VALUE		TAXABLE VALUE
128,075,270	(2013)	127,838,420
- <u>132,600,390</u>	(2012)	- <u>132,039,720</u>
- 4,525,120	3.4% decrease	- 4,201,300
		3.2% decrease

GRAND TOTAL		
ASSESSED VALUE		TAXABLE VALUE
3,976,251,210	(2013)	3,924,474,030
- <u>4,008,579,050</u>	(2012)	- <u>3,979,557,840</u>
- 32,327,840	-0.8% overall	- 55,083,810
		-1.4% overall

## TAXABLE VALUE ANALYSIS

Under Proposal A, a 2013 capped value was calculated for all real property by multiplying the 2012 taxable value by the lesser of 5%, or the rate of inflation (1.024 for 2013). This new figure was compared to the 2013 state equalized value, *parcel by parcel*. The lower of the two became the 2013 taxable value. If a parcel sold in 2012 the valuation was 'uncapped' and the state equalized value automatically became the 2013 taxable value. The value is 're-capped' for future years until the property is sold. The total TAXABLE VALUE for 2013 is:

REAL:	3,340,084,680	
PERSONAL:	<u>456,550,930</u>	(Not subject to Proposal A limitations)
TOTAL:	3,796,635,610 *	

The TAXABLE VALUE is used to calculate the 2013 tax bills. The difference in city tax dollars yielded from the STATE EQUALIZED VALUE and TAXABLE VALUE is:

2013 TOTAL SEV:	3,848,175,940	@ 13.8879 mills = \$ 53,443,080
2013 TOTAL TAXABLE:	<u>3,796,635,610</u>	@ 13.8879 mills = \$ <u>52,727,290</u> *
2013 loss in value due to Prop A:	51,540,330	
2013 loss in city tax due to Prop A:		<b>\$715,790</b>

	<u>Loss in Value Due to Prop A</u>	<u>Loss in City Tax Due to Prop A</u>
2012	28,460,540	\$381,000
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  
1995-2013: \$100,835,440***

## 2012 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)	12.9975	11.1563	1.8412		56.9014	38.9014
ROMULUS	WAYNE/WESTLAND	12.9975	11.1563	1.8412		57.4814	39.4814
ROMULUS	ROMULUS	12.9975	11.1563	1.8412		58.6292	40.6292
ROMULUS	WOODHAVEN	12.9975	11.1563	1.8412		59.6070	41.6070
LIVONIA	LIVONIA	13.8879	13.8879			54.8055	36.8055
LIVONIA	CLARENCEVILLE	13.8879	13.8879			55.8902	37.8902
WESTLAND	TAYLOR	13.9613	13.9613			52.5930	34.5930
WESTLAND	LIVONIA	13.9613	13.9613			55.4689	37.4689
WESTLAND	LIVONIA / NANKIN	13.9613	13.9613			55.4689	37.4689
WESTLAND	WAYNE/WESTLAND	13.9613	13.9613			58.4452	40.4452
WESTLAND	WAYNE/WEST/CHERRY HL	13.9613	13.9613			58.4452	40.4452
WESTLAND	WAYNE/WEST/NANKIN	13.9613	13.9613			58.4452	40.4452
WESTLAND	WAYNE/WEST/ROMULUS	13.9613	13.9613			58.4452	40.4452
WESTLAND	GARDEN CITY	13.9613	13.9613			59.0289	41.0289
WESTLAND	INKSTER	13.9613	13.9613			68.0930	50.0930
GROSSE POINTE FARMS	GROSSE POINTE	16.0012	12.9166	1.0834	2.0012	57.3916	46.7211
GROSSE POINTE PARK	GROSSE POINTE	16.1102	13.2790	.83	2.0012	57.5006	46.8301
GROSSE POINTE	GROSSE POINTE	16.3541	13.6146	.7383	2.0012	57.7445	47.0740
NORTHVILLE	NORTHVILLE	16.7757	15.3534		1.4223	59.6733	41.6733
PLYMOUTH	PLYMOUTH / CANTON	17.7957	13.1034	2.97	1.7223	59.4933	41.4933
RIVERVIEW	RIVERVIEW	17.96	14.26	3.70		60.3917	42.3917
BELLEVILLE	VAN BUREN	18.8260	18.1260		.7000	60.9777	42.9777
FLAT ROCK	GIBRALTER	18.9997	18.9997			63.1414	45.1414
FLAT ROCK	FLAT ROCK	18.9997	18.9997			64.0414	46.0414
FLAT ROCK	WOODHAVEN	18.9997	18.9997			65.0192	47.0192
GIBRALTER	GIBRALTER	19.18	16.58	2.60		63.3217	45.3217
GROSSE POINTE SHORES	GROSSE POINTE	20.3812	16.34	2.04	2.0012	61.7716	51.1011
WOODHAVEN	GIBRALTER	20.63	20.63			64.7717	46.7717
WOODHAVEN	WOODHAVEN	20.63	20.63			66.6495	48.6495
GARDEN CITY	GARDEN CITY	21.8643	19.1603	2.7040		66.9319	48.9319
ALLEN PARK	MELVINDALE/N ALLEN PK	22.29	17.49	4.80		60.6586	42.6586
ALLEN PARK	SOUTHGATE	22.29	17.49	4.80		66.7086	48.7086
ALLEN PARK	ALLEN PARK	22.29	17.49	4.80		67.6586	49.6586
GROSSE POINTE WOODS	GROSSE POINTE	22.4554	15.9261	4.5281	2.0012	63.8458	53.1753
WAYNE	WAYNE / WESTLAND	22.9618	22.9618			67.4457	49.4457
SOUTHGATE	SOUTHGATE	23.9069	21.9799	1.9270		68.5886	50.5886
WYANDOTTE	WYANDOTTE	23.7862	18.8370	3.4130	1.5362	69.3369	51.4179
LINCOLN PARK	LINCOLN PARK	24.4816	21.6578	2.8238		68.0299	50.0569
DEARBORN HEIGHTS	CRESTWOOD	24.6048	21.2604	3.3444		63.2365	45.2365
DEARBORN HEIGHTS	TAYLOR	24.6048	21.2604	3.3444		63.2365	45.2365
DEARBORN HEIGHTS	WESTWOOD	24.6048	21.2604	3.3444		63.2365	45.2365
DEARBORN HEIGHTS	DEARBORN DIST. #7	24.6048	21.2604	3.3444		67.9047	49.9047
DEARBORN HEIGHTS	WAYNE/WESTLD/CHRY HL	24.6048	21.2604	3.3444		68.5087	50.5087
DEARBORN HEIGHTS	DEARBORN	24.6048	21.2604	3.3444		69.8057	57.9757
TRENTON	RIVERVIEW	24.9160	20.7594	4.1566		67.3477	49.3477
TRENTON	TRENTON	24.9160	20.7594	4.1566		67.2877	53.3841
ROCKWOOD	GIBRALTER	25.0425	16.7725	8.27		69.1842	51.1842
DEARBORN	WESTWOOD	26.86	21.44	5.42		65.4917	47.4917
DEARBORN	DEARBORN	26.86	21.44	5.42		72.0609	60.2309
TAYLOR	TAYLOR	27.5864	19.9072	7.6792		66.2181	48.2181
HAMTRAMCK	HAMTRAMCK	28.8564	24.8564	4.00		71.8861	53.8861
DETROIT	DETROIT	34.1963	24.5827	9.6136		84.9008	67.0700
INKSTER	TAYLOR	35.7294	23.8014	11.9280		74.3611	56.3611
INKSTER	WESTWOOD	35.7294	23.8014	11.9280		74.3611	56.3611
INKSTER	WAYNE / WESTLAND	35.7294	23.8014	11.9280		80.2133	62.2133
INKSTER	WAYNE/WEST/CHERRY HL	35.7294	23.8014	11.9280		80.2133	62.2133
INKSTER	INKSTER	35.7294	23.8014	11.9280		89.8611	71.8611
MELVINDALE	MELVINDALE/N ALLEN PK	37.2892	33.2892	4.00		75.9209	57.9209
HARPER WOODS	HARPER WOODS	43.9168	33.9168	10.00		90.0485	72.0485
HARPER WOODS	GROSSE POINTE	45.9180	33.9168	10.00	2.0012	87.4084	76.7379
ECORSE	ECORSE	47.8833	34.2533	13.63		96.5888	78.8750
ECORSE	RIVER ROUGE	47.8833	34.2533	13.63		101.5450	88.0206
RIVER ROUGE	RIVER ROUGE	48.6161	26.9741	21.6420		102.0574	88.7534
HIGHLAND PARK	HIGHLAND PARK	51.7758	22.2758	29.50		94.7392	77.0092

## 2012 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	<b>5.4904</b>	4.7904		.7000	46.7219	28.7219
SUMPTER	VAN BUREN	<b>5.4904</b>	4.7904		.7000	47.6421	29.6421
SUMPTER	HURON	<b>5.4904</b>	4.7904		.7000	50.5321	32.5321
SUMPTER	LINCOLN CONSOLIDATED	<b>5.4904</b>	4.7904		.7000	51.4923	33.4923
VAN BUREN	VAN BUREN	<b>5.6144</b>	4.9144		.7000	47.7661	29.7661
VAN BUREN	LINCOLN CONSOLIDATED	<b>5.6144</b>	4.9144		.7000	51.6163	33.6163
PLYMOUTH	PLYMOUTH-CANTON	<b>5.7223</b>	4.0000		1.7223	47.4199	29.4199
HURON	FLAT ROCK	<b>7.7430</b>	7.7430			52.7847	34.7847
HURON	HURON	<b>7.7430</b>	7.7430			52.7847	34.7847
HURON	WOODHAVEN	<b>7.7430</b>	7.7430			53.7625	35.7625
NORTHVILLE	PLYMOUTH-CANTON	<b>8.5297</b>	6.2574	.8500	1.4223	50.2273	32.2273
NORTHVILLE	NORTHVILLE	<b>8.5297</b>	6.2574	.8500	1.4223	51.4273	33.4273
CANTON	PLYMOUTH-CANTON	<b>11.9437**</b>	10.4000**		1.5437	53.6413	35.6413
CANTON	VAN BUREN	<b>11.9437**</b>	10.4000**		1.5437	54.0954	36.0954
CANTON	WAYNE-WESTLAND	<b>11.9437**</b>	10.4000**		1.5437	55.8376	37.8376
BROWNSTOWN	TAYLOR	<b>13.1731*</b>	12.0431*	1.1300		51.2148	33.2148
BROWNSTOWN	GIBRALTAR	<b>13.1731*</b>	12.0431*	1.1300		57.3148	39.3148
BROWNSTOWN	WOODHAVEN	<b>13.1731*</b>	12.0431*	1.1300		59.1926	41.1926
GROSSE ILE	GROSSE ILE	<b>15.2102</b>	9.4602	5.7500		60.0587	44.3101
REDFORD	CLARENCEVILLE	<b>24.1812***</b>	22.5979***		1.5833	66.7735	48.7735
REDFORD	SOUTH REDFORD	<b>24.1812***</b>	22.5979***		1.5833	70.5129	52.5129
REDFORD	REDFORD UNION	<b>24.1812***</b>	22.5979***		1.5833	72.8129	54.8129

\* 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 1.1000 MILLS FOR STREET LIGHTS & 4.1000 FOR POLICE AND FIRE (REAL PROPERTY ONLY)

**2012 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	52.5930	34.5930
<b>LIVONIA</b>	<b>LIVONIA</b>	<b>54.8055</b>	<b>36.8055</b>
WESTLAND	LIVONIA	55.4689	37.4689
WESTLAND	LIVONIA / NANKIN	55.4689	37.4689
<b>LIVONIA</b>	<b>CLARENCEVILLE</b>	<b>55.8902</b>	<b>37.8902</b>
ROMULUS	WAYNE / WESTLAND (ROM)	56.9014	38.9014
ROMULUS	WAYNE / WESTLAND	57.4814	39.4814
WESTLAND	WAYNE / WESTLAND	58.4452	40.4452
WESTLAND	WAYNE / WEST / CHERRY HL	58.4452	40.4452
WESTLAND	WAYNE / WEST / NANKIN	58.4452	40.4452
WESTLAND	WAYNE / WEST / ROMULUS	58.4452	40.4452
ROMULUS	ROMULUS	58.6292	40.6292
WESTLAND	GARDEN CITY	59.0289	41.0289
ALLEN PARK	MELVINDALE / N ALLEN PK	59.4217	41.4217
PLYMOUTH	PLYMOUTH / CANTON	59.4933	41.4933
ROMULUS	WOODHAVEN	59.6070	41.6070
NORTHVILLE	NORTHVILLE	59.6733	41.6773
RIVERVIEW	RIVERVIEW	60.3917	42.3917
BELLEVILLE	VAN BUREN	60.9777	42.9777
FLAT ROCK	GIBRALTER	63.1414	45.1414
DEARBORN HEIGHTS	CRESTWOOD	63.2365	45.2365
DEARBORN HEIGHTS	TAYLOR	63.2365	45.2365
DEARBORN HEIGHTS	WESTWOOD	63.2365	45.2365
GIBRALTER	GIBRALTER	63.3217	45.3217
FLAT ROCK	FLAT ROCK	64.0414	46.0414
ALLEN PARK	SOUTHGATE	64.5717	46.5717
GROSSE POINTE FARMS	GROSSE POINTE	57.3916	46.7211
WOODHAVEN	GIBRALTER	64.7717	46.7717
GROSSE POINTE PARK	GROSSE POINTE	57.5006	46.8301
FLAT ROCK	WOODHAVEN	65.0192	47.0192
GROSSE POINTE	GROSSE POINTE	57.7445	47.0740
DEARBORN	WESTWOOD	65.4917	47.4917
TAYLOR	TAYLOR	66.2181	48.2181
ALLEN PARK	ALLEN PARK	66.4217	48.4217
WOODHAVEN	WOODHAVEN	66.6495	48.6495
GARDEN CITY	GARDEN CITY	66.9319	48.9319
TRENTON	RIVERVIEW	67.3477	49.3477
WAYNE	WAYNE / WESTLAND	67.4457	49.4457
DEARBORN HEIGHTS	DEARBORN DIST. #7	67.9047	49.9047
LINCOLN PARK	LINCOLN PARK	68.0299	50.0569
WESTLAND	INKSTER	68.0930	50.0930
DEARBORN HEIGHTS	WAYNE/WESTLD/CHERRY HL	68.5087	50.5087
SOUTHGATE	SOUTHGATE	68.5886	50.5886
GROSSE POINTE SHORES	GROSSE POINTE	61.7716	51.1011
ROCKWOOD	GIBRALTER	69.1842	51.1842
WYANDOTTE	WYANDOTTE	69.3369	51.4179
GROSSE POINTE WOODS	GROSSE POINTE	63.8458	53.1753
TRENTON	TRENTON	67.2877	53.3841
HAMTRAMCK	HAMTRAMCK	71.8861	53.8861
INKSTER	TAYLOR	74.3611	56.3611
INKSTER	WESTWOOD	74.3611	56.3611
MELVINDALE	MELVINDALE / N ALLEN PK	75.9209	57.9209
DEARBORN HEIGHTS	DEARBORN	69.8057	57.9757
DEARBORN	DEARBORN	72.0609	60.2309
INKSTER	WAYNE / WESTLAND	80.2133	62.2133
INKSTER	WAYNE / WEST / CHERRY HL	80.2133	62.2133
DETROIT	DETROIT	84.9008	67.0700
INKSTER	INKSTER	89.8611	71.8611
HARPER WOODS	HARPER WOODS	90.0485	72.0485
HARPER WOODS	GROSSE POINTE	87.4084	76.7379
HIGHLAND PARK	HIGHLAND PARK	94.7392	77.0092
ECORSE	ECORSE	96.5888	78.8750
ECORSE	RIVER ROUGE	101.5450	88.0206
RIVER ROUGE	RIVER ROUGE	102.2778	88.7534

**2012 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	46.7219	28.7219
PLYMOUTH	PLYMOUTH-CANTON	47.4199	29.4199
SUMPTER	VAN BUREN	47.6421	29.6421
VAN BUREN	VAN BUREN	47.7661	29.7661
NORTHVILLE	PLYMOUTH-CANTON	50.2273	32.2273
SUMPTER	HURON	50.5321	32.5321
BROWNSTOWN	TAYLOR	51.2148	33.2148
NORTHVILLE	NORTHVILLE	51.4273	33.4273
SUMPTER	LINCOLN CONSOLIDATED	51.4923	33.4923
VAN BUREN	LINCOLN CONSOLIDATED	51.6163	33.6163
HURON	FLAT ROCK	52.7847	34.7847
HURON	HURON	52.7847	34.7847
CANTON	PLYMOUTH-CANTON	53.6413	35.6413
HURON	WOODHAVEN	53.7625	35.7625
CANTON	VAN BUREN	54.0954	36.0954
CANTON	WAYNE-WESTLAND	55.8376	37.8376
BROWNSTOWN	GIBRALTAR	57.3148	39.3148
BROWNSTOWN	WOODHAVEN	59.1926	41.1926
GROSSE ILE	GROSSE ILE	60.0587	44.3101
REDFORD	CLARENCEVILLE	66.7735	48.7735
REDFORD	SOUTH REDFORD	70.5129	52.5129
REDFORD	REDFORD UNION	72.8129	54.8129

## 2013 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	1,256	23,532,730		
VACANT	<u>637</u>	<u>6,465,230</u>		
TOTAL PARCEL COUNT	1,893	29,997,960	18,740	3.40
25,010 - 37,500				
TOTAL IMPROVED	2,312	73,170,110		
VACANT	<u>60</u>	<u>1,848,170</u>		
TOTAL PARCEL COUNT	2,372	75,018,280	31,650	6.26
37,510 - 50,000				
TOTAL IMPROVED	5,447	244,630,630		
VACANT	<u>11</u>	<u>452,580</u>		
TOTAL PARCEL COUNT	5,458	245,083,210	44,910	14.75
50,010 - 62,500				
TOTAL IMPROVED	9,461	531,673,710		
VACANT	<u>5</u>	<u>273,290</u>		
TOTAL PARCEL COUNT	9,466	531,947,000	56,200	25.62
62,510 - 75,000				
TOTAL IMPROVED	7,001	477,328,830		
VACANT	<u>5</u>	<u>342,400</u>		
TOTAL PARCEL COUNT	7,006	477,671,230	68,180	18.96
75,010 - 100,000				
TOTAL IMPROVED	7,465	641,328,340		
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	7,465	641,328,340	85,910	20.22
100,010 - 125,000				
TOTAL IMPROVED	2,463	270,315,810		
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	2,463	270,315,810	109,750	6.67
125,010 - 150,000				
TOTAL IMPROVED	931	126,616,490		
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	931	126,616,490	136,000	2.52
150,010+				
TOTAL IMPROVED	583	100,282,850		
VACANT	<u>3</u>	<u>678,130</u>		
TOTAL PARCEL COUNT	586	100,960,980	172,010	1.58

\* 36,919 total parcels - improved only

AVERAGE ASSESSED VALUE OF IMPROVED RESIDENTIAL PROPERTY: 67,410

ESTIMATED TRUE CASH VALUE: \$ 134,820

AVERAGE MARKET VALUE OF HOMES THAT HAVE SOLD: \$ 135,400 \*\*

\*\*includes bank sales

**COMPARISON OF RESIDENTIAL ASSESSMENTS  
2011 thru 2013**

ASSESSED VALUE <u>RANGE</u>	PARCEL COUNT			% CHANGE		AVERAGE ASSESSMENT <u>2013</u>
	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2012</u>	<u>2013</u>	
1 - 25,000	747	1,028	1,256	+27.3	+18.2	18,740
25,010 - 37,500	1,564	2,218	2,312	+29.4	+4.1	31,650
37,510 - 50,000	4,402	5,714	5,447	+22.9	-4.9	44,910
50,010 - 62,500	10,129	10,364	9,461	+2.26	-9.5	56,200
62,510 - 75,000	7,975	7,054	7,001	-13.0	-0.75	68,180
75,010 - 100,000	8,263	7,222	7,465	-14.4	+3.3	85,910
100,010 - 125,000	2,295	1,991	2,463	-15.3	+19.2	109,750
125,010 - 150,000	963	825	931	-16.7	+11.4	136,000
150,010+	542	469	583	-15.5	+19.6	172,010

2012  
**LARGEST IMPROVED  
 RESIDENTIAL SALES**

<u>SALE PRICE</u>	<u>PARCEL NUMBER</u>	<u>ADDRESS</u>	<u>CROSS ROADS</u>
\$ 520,000	019-99-0019-001	36720 Seven Mile	Seven Mile/Newburgh
477,550	017-02-0055-000	36316 Fairway	Eight Mile/Wayne
430,000	034-01-0017-001	18600 Laurel	Seven Mile/Gill
420,000	034-07-0018-000	18870 Aspen	Seven Mile/Gill
382,500	014-06-0015-000	20557 Chestnut Circle	Seven Mile/Gill
380,000	030-04-0131-000	18346 Westchester	Seven Mile/Newburgh
374,000	029-99-0006-013	35550 Pickford	Seven Mile/Wayne
370,000	014-02-0024-007	34975 Norfolk	Eight Mile/Wayne
370,000	034-07-0005-000	19023 Aspen	Seven Mile/Gill
370,000	024-99-0062-002	37670 St. Martins	Seven Mile/Newburgh

## RESIDENTIAL TAX ANALYSIS 2012 - 2013

	2012		2013
<b>HIGHEST residential taxable value:</b>	<b>296,770</b>		<b>302,770 *</b>
<b>City millage rate:</b>	<b>.0138879</b>		<b>.0138879 **</b>
<b>City taxes:</b>	<b>\$ 4121.51</b>		<b>\$ 4204.84</b>

<b>LOWEST residential taxable value:</b>	<b>12,270</b>		<b>11,860 ***</b>
<b>City millage rate:</b>	<b>.0138879</b>		<b>.0138879 **</b>
<b>City taxes:</b>	<b>\$ 170.40</b>		<b>\$ 164.71</b>

<b>AVERAGE residential taxable value:</b>	<b>65,550</b>		<b>66,000</b>
<b>City millage rate:</b>	<b>.0138879</b>		<b>.0138879 **</b>
<b>City taxes:</b>	<b>\$ 910.35</b>		<b>\$ 916.60</b>

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

\*\* Tentative 2013 millage

\*\*\* Home located at 20091 Inkster – Inkster / Eight Mile

**2013  
CITY OF LIVONIA  
30 LARGER BUSINESSES**

	<b>TAXABLE VALUE REAL (Bldg. &amp; Land)</b>	<b>TAXABLE VALUE PERSONAL (Mach. &amp; Equip.)</b>	<b>TAXABLE VALUE TOTAL</b>	<b>TAXES AT VARIOUS MILLS (Rates Below)</b>
FORD MOTOR COMPANY	21,659,750	72,154,750	93,814,500	3,409,836
ACT 198 – AFTER 12-31-93   **		45,037,880	45,037,880	693,691
SCHOSTAK BROTHERS	31,048,210	438,690	31,486,900	1,720,391
DETROIT EDISON	1,281,740	33,961,650	35,243,390	1,523,991
ASHLEY CAPITAL	19,569,060		19,569,060	1,072,492
RAMCO	15,844,470		15,844,470	868,364
WAL-MART	13,254,850	2,716,640	15,971,490	842,725
VALASSIS MANUFACTURING	5,049,970	13,167,940	18,217,910	754,444
ACT 198 – AFTER 12-31-93   **	2,116,000		2,116,000	64,331
ROUSH/CRUCAM CORP.	8,613,350	8,927,160	17,540,510	747,064
ACT 198 – AFTER 12-31-93   **	230,000	1,307,020	1,537,020	27,123
TECHNICOLOR		13,995,680	13,995,680	443,769
ACT 198 – AFTER 12-31-93   **	10,476,110		10,476,110	318,499
SMC INVESTORS LLC	13,211,210	5,000	13,216,210	724,261
VARITY KELSEY-HAYES (TRW)	5,275,780	6,398,410	11,674,190	486,248
ACT 198 – AFTER 12-31-93   **	6,412,750	2,229,550	8,642,300	229,303
CONSUMERS ENERGY CO.	1,926,850	13,610,250	15,537,100	688,195
DEMBS-ROTH INDUSTRIAL DEV	12,083,430		12,083,430	662,238
COMERICA	11,740,790		11,740,790	643,460
T-MOBILE CENTRAL LLC	287,370	13,506,860	13,794,230	593,917
COLLEGE PARK-SCHOOLCRAFT	10,397,810		10,397,810	569,857
39000 ASSOCIATES LLC	10,244,920		10,244,920	561,478
SEARS, ROEBUCK & CO.	9,518,660	474,430	9,993,090	541,983
MARRIOTT HOTEL	8,664,610	1,397,920	10,062,530	534,706
COSTCO WHOLESALE	7,627,100	2,065,580	9,692,680	506,425
VICTOR CORPORATE CENTER	8,547,160	10,760	8,557,920	468,891
PARAGON PROPERTIES IND DEV	7,890,260		7,890,260	432,430
LIVONIA ESTATES LTD	7,700,890		7,700,890	422,051
QUAKERTOWN CAMBRIDGE	7,617,570		7,617,570	417,485
BRIGHT HOUSE NETWORKS	948,200	7,392,390	8,340,590	368,401
EMBASSY SUITES	5,954,700	588,070	6,542,770	351,523
MEIJER	4,555,960	2,277,140	6,833,100	347,165
AMC THEATRES	5,747,990	589,470	6,337,460	340,253
LAUREL OFFICE PARK ASSOC.	5,677,600		5,677,600	311,164
COUNTRY FRESH	1,965,000	5,509,800	7,474,800	277,425
ACT 198 – AFTER 12-31-93   **		888,190	888,190	13,680
<b>TOTALS</b>	<b>283,140,120</b>	<b>248,651,230</b>	<b>531,791,350</b>	<b>22,979,259</b>

AD VALOREM RATES    REAL PROP. 54.8055    COMM. PERS. 42.8055    IND. PERS. 30.8055  
 \*\* ACT 198 RATES    REAL PROP. 30.4024    PERS. PROP. 15.4024

AD VALOREM CITY MILLAGE 13.8879    \$6,431,401  
 ACT 198 CITY MILLAGE 6.94395    \$477,032  
 TOTAL CITY TAX DOLLARS    \$6,908,433

## 2012 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>
38401 Amrhein	Covington Center LLC	Monmouth Real Estate Corp.	\$ 14,350,000	Distribution
33601 Schoolcraft	Dembs Roth Mgmt. LLC	Williams Livonia LLC	\$ 2,428,625	Office/Whse
34010 Plymouth	Livonia SS LLC	UIRC-GSA Livonia LLC	\$ 2,348,072	Office
32570 Plymouth	Tennyson Chevrolet	Feldman Plymouth Rd. LLC	\$ 2,150,000	Auto Dealership
37550 Seven Mile	Talon TLE-Livonia LLC	37550 Seven Mile Rd. LLC	\$ 1,050,000	Day Care Center

### INDUSTRIAL SALES

<u>ADDRESS</u>	<u>SELLER OR OCCUPANT</u>	<u>BUYER OR OCCUPANT</u>	<u>SALE PRICE</u>	<u>USE</u>
31800 Enterprise	DJS Holdings Inc.	Livonia Estate Ltd.	\$ 22,486,000	Office/Whse
31800 Industrial	SIJL Dev. Co.	CJG Holdings LLC	\$ 1,900,000	Office/Whse
12170 Globe	Nina Properties LLC	Farmington Property LLC	\$ 1,350,000	Office/Whse
31777 Industrial	SIJL Dev. Co.	Schoolcraft Comm. College	\$ 825,000	Office/Whse
12701 Inkster	Lavan Inc.	O'Keller Tool & Eng. LLC	\$ 650,000	Office/Whse

**PLYMOUTH ROAD DEVELOPMENT AUTHORITY (P.R.D.A)  
1994 - 2013 RECAPTURE**

	<b><u>1994 Parcel Count</u></b>	<b><u>1994 Assessed Value</u></b>	<b><u>2013 Parcel Count</u></b>	<b><u>2013 Taxable Value</u></b>
<b>Real Property</b>	<b>578</b>	<b>251,784,070</b>	<b>581</b>	<b>244,021,270</b>
<b>Personal Property</b>	<b>893</b>	<b>178,771,840</b>	<b>766</b>	<b>181,047,650</b>
<b>Act 198</b>				
<b>Real Property</b>	<b>7</b>	<b>11,052,250</b>	<b>9</b>	<b>7,061,770</b>
<b>Personal Property</b>	<b>19</b>	<b>257,281,050</b>	<b>25</b>	<b>59,278,630</b>
<b>Act 255</b>				
<b>Real Property</b>	<b><u>1</u></b>	<b><u>2,458,180</u></b>	<b><u>0</u></b>	<b><u>0</u></b>
<b>Totals</b>	<b>1498</b>	<b>701,347,390</b>	<b>1381</b>	<b>491,409,320</b>

**Amount of Captured Taxable Value for 2013:  
- 209,938,070**