

# CITY OF LIVONIA

## 2015 ASSESSMENT DATA



## DEPARTMENTAL CORRESPONDENCE

**DATE:** APRIL 30, 2015  
**TO:** JACK KIRKSEY, MAYOR  
**FROM:** LINDA GOSSELIN, ASSESSOR  
**SUBJECT:** 2015 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 91 personal appearance appeals and 192 mail-in appeals. Of the total 283 appeals, 92 had applied for a poverty exemption.
- The 2015 State Equalized Value: 4,317,198,600 – overall increase from 2014 of 7.6%.
- The 2015 Taxable Value: 3,871,287,990 – overall increase from 2014 of 1.0%.
- The 2015 Act 198 – IFT Taxable Value: 94,900,400 – overall increase from 2014 of 4.9%.
- The 2015 Turbo/Brownfield Taxable Value: 17,456,160 – overall decrease from 2014 of 24.5%.

## 2015 ADVALOREM TOTALS

### Real Property

	2014 SEV	2015 SEV	2015 TAXABLE
Commercial	692,511,450	737,073,740	666,113,810
Industrial	218,174,590	214,332,170	207,357,780
Residential	2,650,599,310	2,949,675,430	2,581,916,370
TOTAL	3,561,285,350	3,901,081,340	3,455,387,960

### Personal Property

	2014 SEV	2015 SEV	2015 TAXABLE
Commercial	195,146,990	198,125,490	198,125,490
Industrial	198,565,890	161,273,370	161,273,370
Utility	57,088,460	56,718,400	56,501,170
TOTAL	450,801,340	416,117,260	415,900,030

<b>Total Advalorem</b>	<b>4,012,086,690</b>	<b>4,317,198,600</b>	<b>3,871,287,990</b>
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## 2015 SPECIAL ACTS TOTALS

### Real Property

	2014 SEV	2015 SEV	2015 TAXABLE
I.F.T. Parcels	14,726,660	16,284,340	15,846,420
Turbo/Brownfield Parcels	21,266,790	16,046,560	15,347,920
C.F.T. Parcel (Act 255)	466,550	466,550	466,550
<b>TOTAL</b>	<b>36,460,000</b>	<b>32,797,450</b>	<b>31,660,890</b>

### Personal Property

	2014 SEV	2015 SEV	2015 TAXABLE
I.F.T. Parcels	75,697,920	79,053,980	79,053,980
<b>TOTAL</b>	<b>75,697,920</b>	<b>79,053,980</b>	<b>79,053,980</b>

<b>Total Special Acts</b>	<b>112,157,920</b>	<b>111,851,430</b>	<b>110,714,870</b>
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<b>Grand Total of Advalorem &amp; Special Acts</b>	<b>4,124,244,610</b>	<b>4,429,050,030</b>	<b>3,982,002,860</b>
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### Non Taxable

Act 328 (Not included in totals)	36,723,540	35,161,710	35,161,710
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**2015 SUMMARY  
CHANGE IN ASSESSED AND TAXABLE VALUE**

<b>REAL PROPERTY</b>		
<b>ASSESSED VALUE</b>		<b>TAXABLE VALUE</b>
3,901,081,340	(2015)	3,455,387,960
- <u>3,561,285,350</u>	(2014)	- <u>3,382,366,030</u>
<b>339,795,990</b>	<b>9.5% increase</b>	<b>73,021,930</b>
		<b>2.15% increase</b>

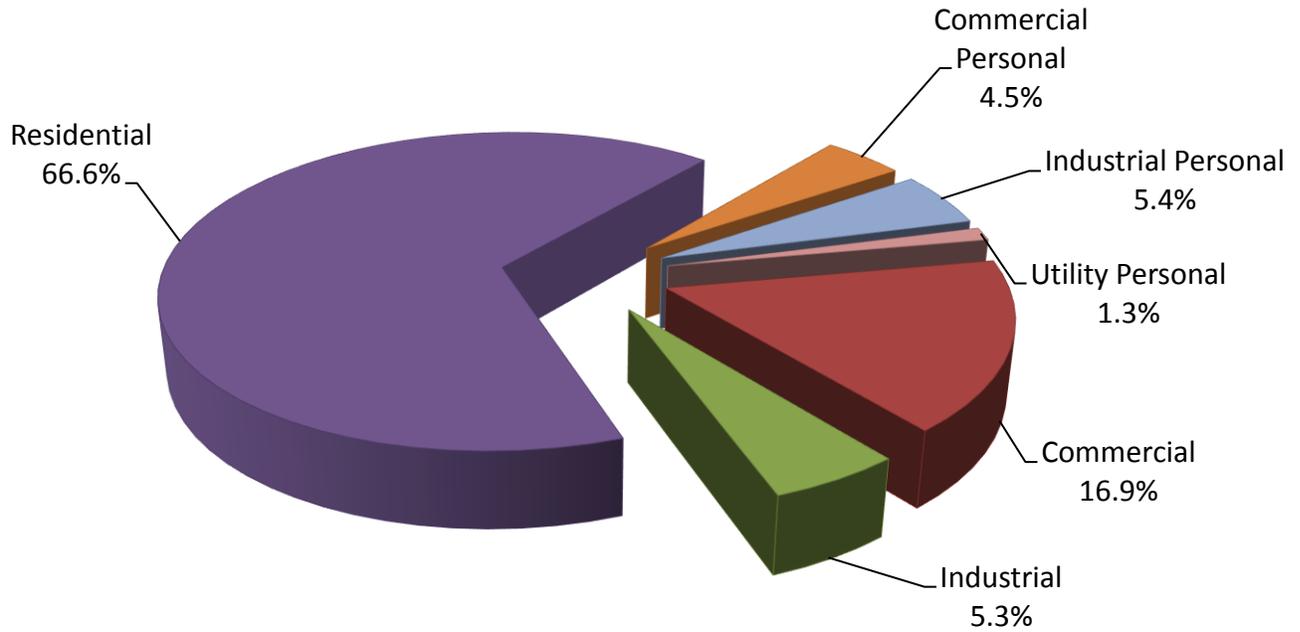
<b>PERSONAL PROPERTY</b>		
<b>ASSESSED VALUE</b>		<b>TAXABLE VALUE</b>
416,117,260	(2015)	415,900,030
- <u>450,801,340</u>	(2014)	- <u>449,240,640</u>
<b>- 34,684,080</b>	<b>8.3% decrease</b>	<b>- 33,340,610</b>
		<b>8.0% decrease</b>

<b>TOTAL</b>		
<b>ASSESSED VALUE</b>		<b>TAXABLE VALUE</b>
4,317,198,600	(2015)	3,871,287,990
- <u>4,012,086,690</u>	(2014)	- <u>3,831,606,670</u>
<b>305,111,910</b>	<b>7.6% increase</b>	<b>39,681,320</b>
		<b>1.03% increase</b>

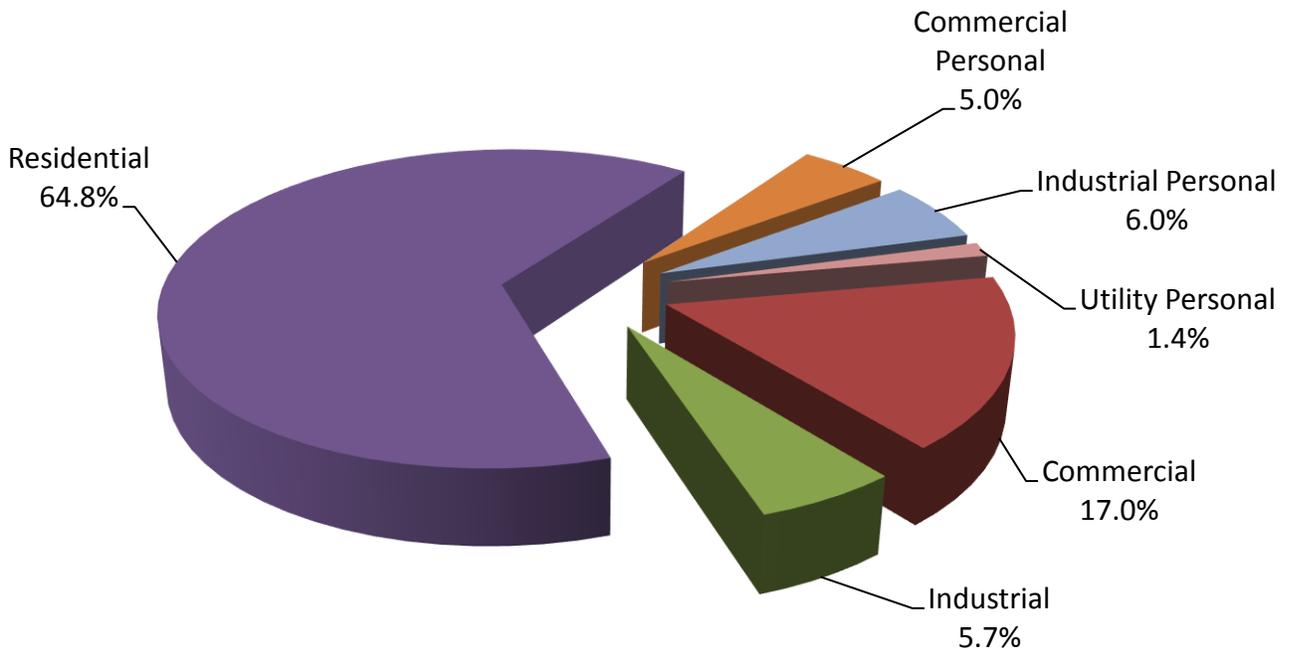
<b>SPECIAL ACTS</b>		
<b>ASSESSED VALUE</b>		<b>TAXABLE VALUE</b>
111,851,430	(2015)	110,714,870
- <u>112,157,920</u>	(2014)	- <u>111,893,090</u>
<b>- 306,490</b>	<b>0.2% decrease</b>	<b>- 1,178,220</b>
		<b>1.06% decrease</b>

<b>GRAND TOTAL</b>		
<b>ASSESSED VALUE</b>		<b>TAXABLE VALUE</b>
4,429,050,030	(2015)	3,982,002,860
- <u>4,124,244,610</u>	(2014)	- <u>3,943,499,760</u>
<b>304,805,420</b>	<b>+7.3% overall</b>	<b>38,503,100</b>
		<b>+0.97% overall</b>

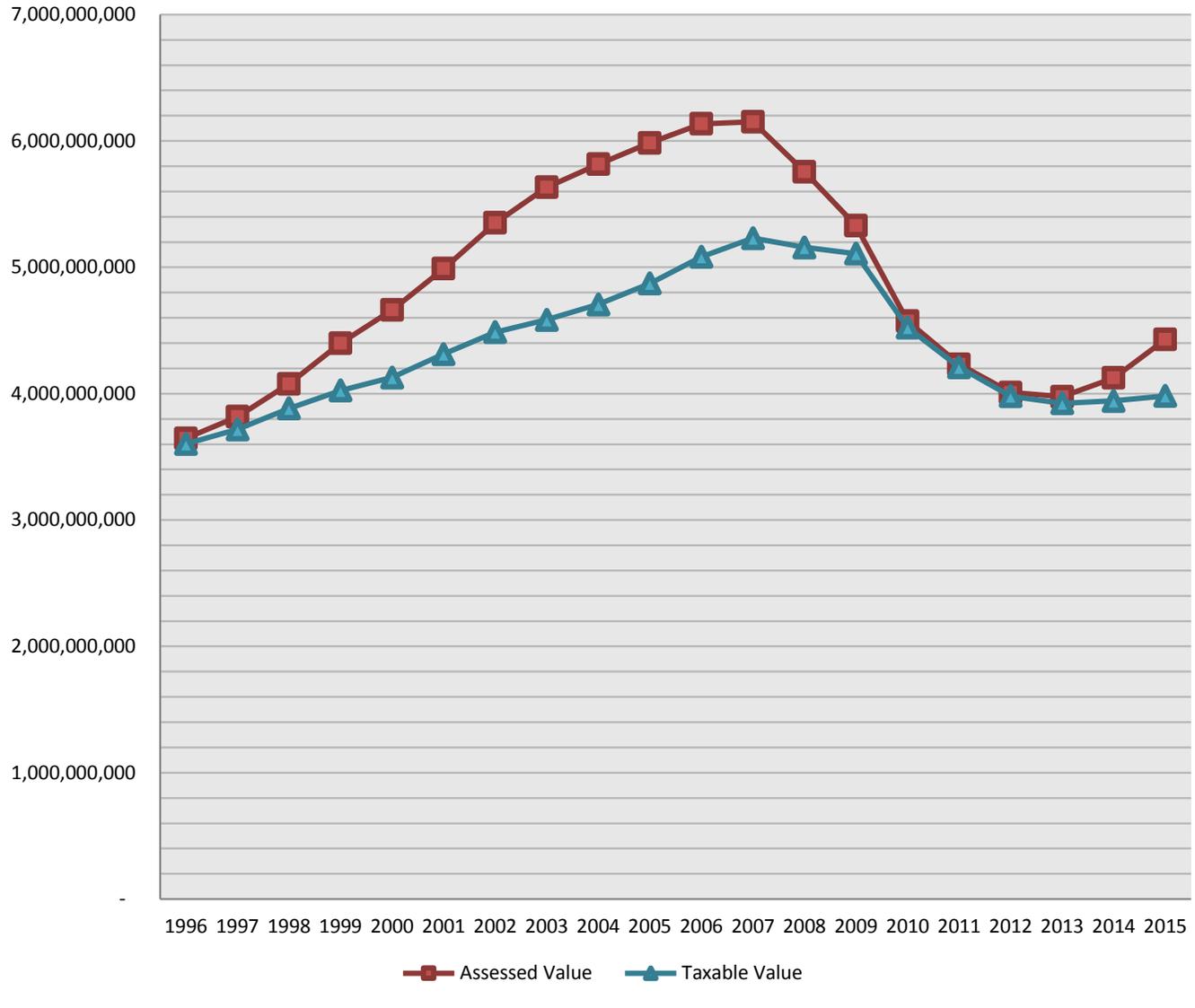
## State Equalized Value by Property Class



## Taxable Value by Property Class



Assessed & Taxable Value Trends



## TAXABLE VALUE ANALYSIS

Under Proposal A, a 2015 capped value was calculated for all real property by multiplying the 2014 taxable value by the lesser of 5%, or the rate of inflation (1.016 for 2015). This new figure was compared to the 2015 state equalized value, *parcel by parcel*. The lower of the two became the 2015 taxable value. If a parcel sold in 2014 the valuation was 'uncapped' and the state equalized value automatically became the 2015 taxable value. The value is 're-capped' for future years until the property is sold. The total TAXABLE VALUE for 2015 is:

REAL:	3,455,387,960	
PERSONAL:	<u>415,900,030</u>	(Not subject to Proposal A limitations)
TOTAL:	3,871,287,990 *	

The TAXABLE VALUE is used to calculate the 2015 tax bills. The difference in city tax dollars yielded from the STATE EQUALIZED VALUE and TAXABLE VALUE is:

2015 TOTAL SEV:	4,317,198,600	@ 14.0380 mills = \$ 60,604,830
2015 TOTAL TAXABLE:	<u>3,871,287,990</u>	@ 14.0380 mills = \$ <u>54,345,140</u> *
2015 loss in value due to Prop A:	<b>445,910,610</b>	
2015 loss in city tax due to Prop A:		<b>\$6,259,690</b>

	<u>Loss in Value Due to Prop A</u>	<u>Loss in City Tax Due to Prop A</u>
2014	180,480,020	2,533,590
2013	51,540,330	715,790
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  
1995-2015: \$109,628,720***

## 2014 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	13.0780	59.5719	41.5719
ROMULUS	WOODHAVEN	13.0780	61.0975	43.0975
ROMULUS	ROMULUS	13.0780	62.1197	45.4334
<b>LIVONIA</b>	<b>CLARENCEVILLE</b>	<b>14.0380</b>	<b>56.0403</b>	<b>38.0403</b>
<b>LIVONIA</b>	<b>LIVONIA</b>	<b>14.0380</b>	<b>57.3556</b>	<b>39.3556</b>
GROSSE POINTE FARMS	GROSSE POINTE	16.0623	58.8479	48.0095
GROSSE POINTE	GROSSE POINTE	16.3749	59.1716	48.3332
NORTHVILLE	NORTHVILLE	16.6340	60.8435	42.8435
PLYMOUTH	PLYMOUTH / CANTON	17.9618	59.4151	41.4151
GROSSE POINTE PARK	GROSSE POINTE	18.0823	60.8790	50.0406
BELLEVILLE	VAN BUREN	18.8260	61.9777	43.9777
WESTLAND	INKSTER	18.8823	58.9240	40.9240
WESTLAND	TAYLOR	18.8823	58.9240	40.9240
WESTLAND	LIVONIA	18.8823	63.1999	45.1999
WESTLAND	GARDEN CITY	18.8823	65.1799	47.1799
WESTLAND	WAYNE/WESTLAND	18.8823	65.3762	47.3762
GIBRALTER	GIBRALTER	19.4000	65.7717	47.7717
FLAT ROCK	GIBRALTER	19.4997	65.8714	48.3717
FLAT ROCK	WOODHAVEN	19.4997	66.5192	48.5192
FLAT ROCK	FLAT ROCK	19.4997	70.1314	52.1314
GROSSE POINTE SHORES	GROSSE POINTE	19.9306	62.7273	51.8889
RIVERVIEW	RIVERVIEW	19.9600	64.2017	46.2017
GROSSE POINTE WOODS	GROSSE POINTE	20.9395	63.7362	52.8978
WOODHAVEN	GIBRALTER	22.1300	67.0017	49.0017
WOODHAVEN	WOODHAVEN	22.1300	67.6495	49.6495
GARDEN CITY	GARDEN CITY	22.2658	70.0075	52.0075
LINCOLN PARK	LINCOLN PARK	22.9218	70.0801	52.1071
ROCKWOOD	GIBRALTER	23.4225	69.7942	51.7942
WAYNE	WAYNE / WESTLAND	24.0038	70.4977	52.4977
WYANDOTTE	WYANDOTTE	24.2862	71.2469	53.3279
SOUTHGATE	SOUTHGATE	24.3936	70.5453	52.5453
ALLEN PARK	MELVINDALE/N ALLEN PK	25.4510	65.4927	47.4927
ALLEN PARK	SOUTHGATE	25.4510	71.6027	53.6027
ALLEN PARK	ALLEN PARK	25.4510	74.3727	56.3727
HAMTRAMCK	HAMTRAMCK	25.6349	75.1212	57.1212
TRENTON	TRENTON	25.7506	69.3723	55.1103
TRENTON	RIVERVIEW	25.7506	69.9923	51.9923
DEARBORN HEIGHTS	CRESTWOOD	25.8085	64.0221	46.0221
DEARBORN HEIGHTS	TAYLOR	25.8085	64.0221	46.0221
DEARBORN HEIGHTS	WESTWOOD	25.8085	64.0221	46.0221
DEARBORN HEIGHTS	DEARBORN DIST. #7	25.8085	68.6903	50.6903
DEARBORN HEIGHTS	DEARBORN	25.8085	70.1313	58.3013
DEARBORN HEIGHTS	WAYNE/WESTLD/CHRY HL	25.8085	70.4743	52.4743
DEARBORN	WESTWOOD	26.6000	66.6417	48.6417
DEARBORN	DEARBORN	26.6000	72.7509	59.9817
TAYLOR	TAYLOR	30.0516	70.0933	52.0933
DETROIT	DETROIT	34.4064	87.7896	69.7896
MELVINDALE	MELVINDALE/N ALLEN PK	37.2892	77.3309	59.3309
INKSTER	TAYLOR	37.8414	73.8831	55.8831
INKSTER	WESTWOOD	37.8414	73.8831	55.8831
INKSTER	WAYNE / WESTLAND	37.8414	80.3353	62.3353
INKSTER	INKSTER	37.8414	91.8831	73.8831
HARPER WOODS	HARPER WOODS	38.9685	89.8702	71.8702
HARPER WOODS	GROSSE POINTE	41.0197	83.8164	72.9780
HIGHLAND PARK	HIGHLAND PARK	49.8758	83.9492	66.2192
ECORSE	ECORSE	53.1063	103.8018	86.0880
ECORSE	RIVER ROUGE	53.1063	105.4980	90.6480

## 2014 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	47.7219	29.7219
SUMPTER	VAN BUREN	4.7904	48.6421	30.6421
SUMPTER	HURON	4.7904	51.5321	33.5321
SUMPTER	LINCOLN CONSOLIDATED	4.7904	52.4923	34.4923
VAN BUREN	VAN BUREN	4.9144	48.7661	30.7661
VAN BUREN	LINCOLN CONSOLIDATED	4.9144	52.6163	34.6163
PLYMOUTH	PLYMOUTH-CANTON	5.4656	48.8301	26.8301
HURON	HURON	7.7832	53.8249	28.0417
HURON	WOODHAVEN	7.7832	54.8027	36.8027
HURON	FLAT ROCK	7.7832	58.4149	40.4149
NORTHVILLE	PLYMOUTH-CANTON	9.8120	53.0837	26.4273
NORTHVILLE	NORTHVILLE	9.8120	54.1515	36.1515
CANTON	PLYMOUTH-CANTON	12.4437**	54.1413	36.1413
CANTON	VAN BUREN	12.4437**	55.5954	37.5954
CANTON	WAYNE-WESTLAND	12.4437**	57.9376	39.9376
BROWNSTOWN	TAYLOR	13.1461*	52.1828	34.1828
BROWNSTOWN	GIBRALTAR	13.1461*	59.5128	41.5128
BROWNSTOWN	WOODHAVEN	13.1461*	60.1606	42.1606
GROSSE ILE	GROSSE ILE	15.4352	61.4471	45.7039
REDFORD	CLARENCEVILLE	27.5171***	70.5194	52.5194
REDFORD	REDFORD UNION	27.5171***	77.6588	59.6588
REDFORD	SOUTH REDFORD	27.5171***	78.8588	60.8588

\* 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 7.2700 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

**2014 TOTAL TAX RATES  
FOR CITIES WITHIN WAYNE COUNTY**

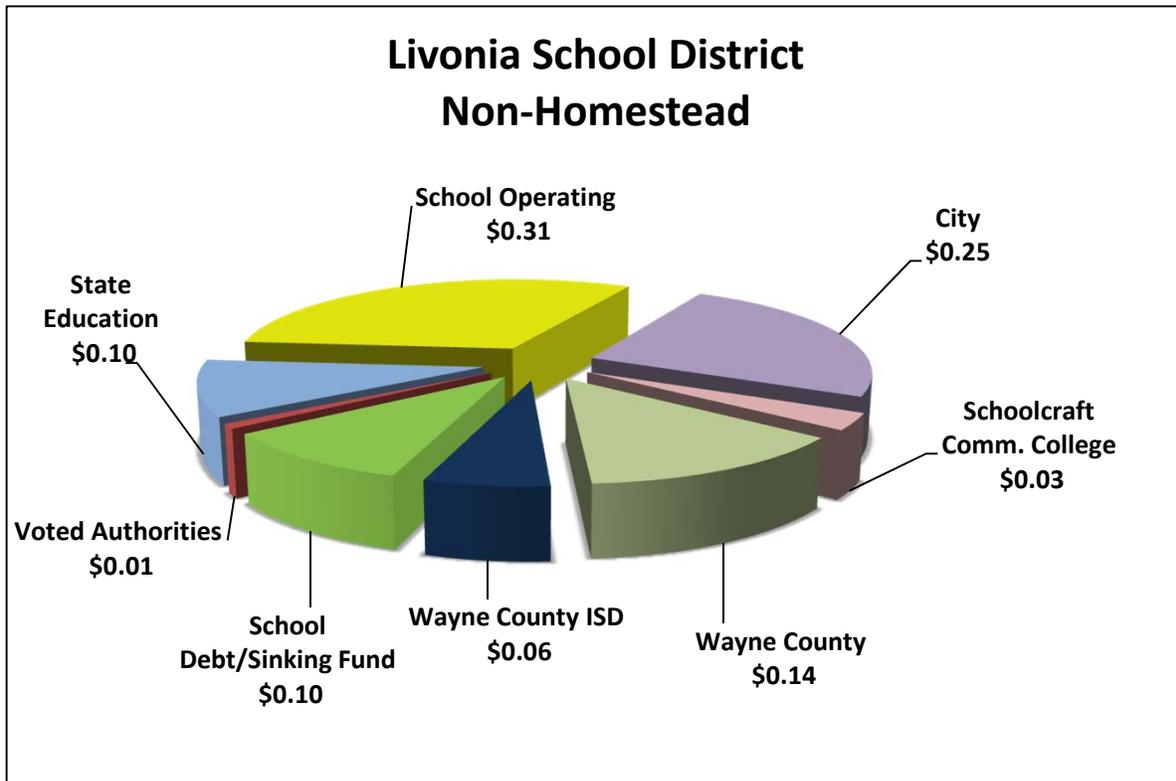
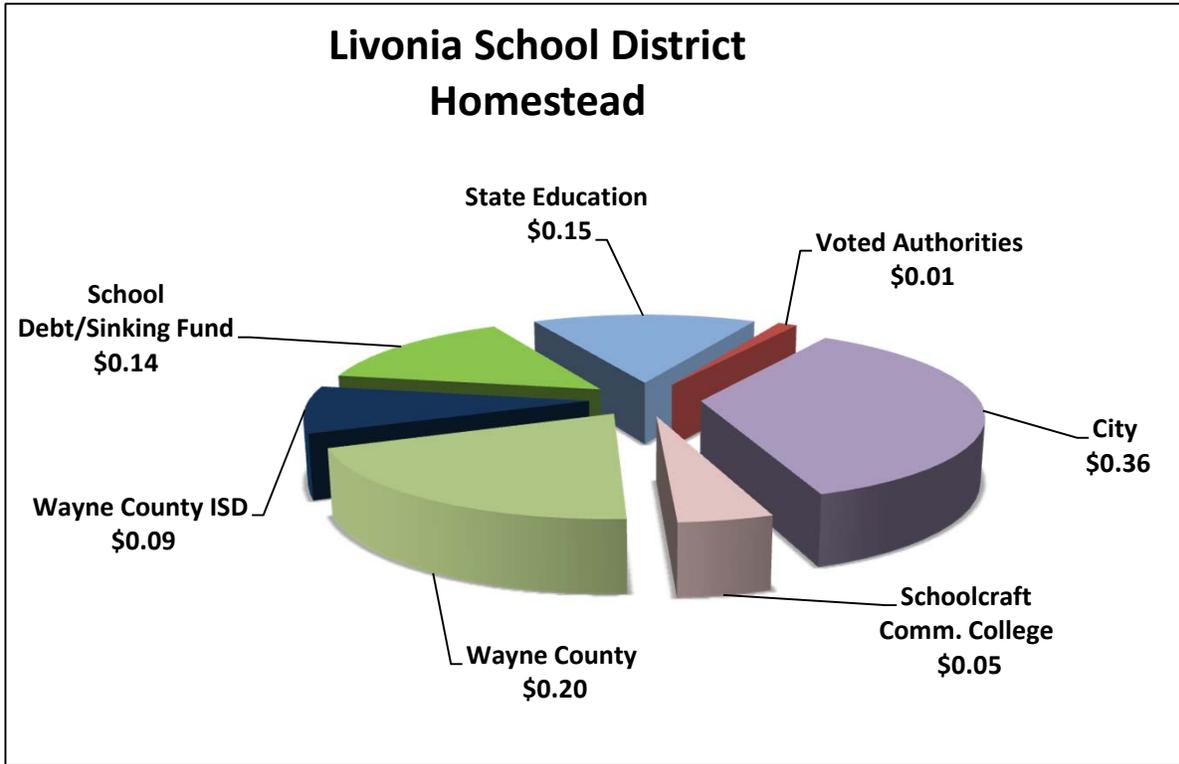
<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>HOMESTEAD RATE</u>	<u>NON-HOMESTEAD RATE</u>
<b>LIVONIA</b>	<b>CLARENCEVILLE</b>	<b>38.0403</b>	<b>56.0403</b>
<b>LIVONIA</b>	<b>LIVONIA</b>	<b>39.3556</b>	<b>57.3556</b>
WESTLAND	INKSTER	40.9240	58.9240
WESTLAND	TAYLOR	40.9240	58.9240
PLYMOUTH	PLYMOUTH / CANTON	41.4151	59.4151
ROMULUS	WAYNE/WESTLAND	41.5719	59.5719
NORTHVILLE	NORTHVILLE	42.8435	60.8435
ROMULUS	WOODHAVEN	43.0975	61.0975
BELLEVILLE	VAN BUREN	43.9777	61.9777
WESTLAND	LIVONIA	45.1999	63.1999
ROMULUS	ROMULUS	45.4334	62.1197
DEARBORN HEIGHTS	CRESTWOOD	46.0221	64.0221
DEARBORN HEIGHTS	TAYLOR	46.0221	64.0221
DEARBORN HEIGHTS	WESTWOOD	46.0221	64.0221
RIVERVIEW	RIVERVIEW	46.2017	64.2017
WESTLAND	GARDEN CITY	47.1799	65.1799
WESTLAND	WAYNE/WESTLAND	47.3762	65.3762
ALLEN PARK	MELVINDALE/N ALLEN PK	47.4927	65.4927
GIBRALTER	GIBRALTER	47.7717	65.7717
GROSSE POINTE FARMS	GROSSE POINTE	48.0095	58.8479
GROSSE POINTE	GROSSE POINTE	48.3332	59.1716
FLAT ROCK	GIBRALTER	48.3717	65.8714
FLAT ROCK	WOODHAVEN	48.5192	66.5192
DEARBORN	WESTWOOD	48.6417	66.6417
WOODHAVEN	GIBRALTER	49.0017	67.0017
WOODHAVEN	WOODHAVEN	49.6495	67.6495
GROSSE POINTE PARK	GROSSE POINTE	50.0406	60.8790
DEARBORN HEIGHTS	DEARBORN DIST. #7	50.6903	68.6903
ROCKWOOD	GIBRALTER	51.7942	69.7942
GROSSE POINTE SHORES	GROSSE POINTE	51.8889	62.7273
TRENTON	RIVERVIEW	51.9923	69.9923
GARDEN CITY	GARDEN CITY	52.0075	70.0075
TAYLOR	TAYLOR	52.0933	70.0933
LINCOLN PARK	LINCOLN PARK	52.1071	70.0801
FLAT ROCK	FLAT ROCK	52.1314	70.1314
DEARBORN HEIGHTS	WAYNE/WESTLD/CHRY HL	52.4743	70.4743
WAYNE	WAYNE / WESTLAND	52.4977	70.4977
SOUTHGATE	SOUTHGATE	52.5453	70.5453
GROSSE POINTE WOODS	GROSSE POINTE	52.8978	63.7362
WYANDOTTE	WYANDOTTE	53.3279	71.2469
ALLEN PARK	SOUTHGATE	53.6027	71.6027
TRENTON	TRENTON	55.1103	69.3723
INKSTER	TAYLOR	55.8831	73.8831
INKSTER	WESTWOOD	55.8831	73.8831
ALLEN PARK	ALLEN PARK	56.3727	74.3727
HAMTRAMCK	HAMTRAMCK	57.1212	75.1212
DEARBORN HEIGHTS	DEARBORN	58.3013	70.1313
MELVINDALE	MELVINDALE/N ALLEN PK	59.3309	77.3309
DEARBORN	DEARBORN	59.9817	72.7509
RIVER ROUGE	RIVER ROUGE	61.4999	76.3499
INKSTER	WAYNE / WESTLAND	62.3353	80.3353
HIGHLAND PARK	HIGHLAND PARK	66.2192	83.9492
DETROIT	DETROIT	69.7896	87.7896
HARPER WOODS	HARPER WOODS	71.8702	89.8702
HARPER WOODS	GROSSE POINTE	72.9780	83.8164
INKSTER	INKSTER	73.8831	91.8831
ECORSE	ECORSE	86.0880	103.8018
ECORSE	RIVER ROUGE	90.6480	105.4980

**2014 TOTAL TAX RATES  
FOR TOWNSHIPS WITHIN WAYNE COUNTY**

<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>HOMESTEAD RATE</u>	<u>NON-HOMESTEAD RATE</u>
NORTHVILLE	PLYMOUTH-CANTON	26.4273	53.0837
PLYMOUTH	PLYMOUTH-CANTON	26.8301	48.8301
HURON	HURON	28.0417	53.8249
SUMPTER	AIRPORT	29.7219	47.7219
SUMPTER	VAN BUREN	30.6421	48.6421
VAN BUREN	VAN BUREN	30.7661	48.7661
SUMPTER	HURON	33.5321	51.5321
BROWNSTOWN	TAYLOR	34.1828	52.1828
SUMPTER	LINCOLN CONSOLIDATED	34.4923	52.4923
VAN BUREN	LINCOLN CONSOLIDATED	34.6163	52.6163
CANTON	PLYMOUTH-CANTON	36.1413	54.1413
NORTHVILLE	NORTHVILLE	36.1515	54.1515
HURON	WOODHAVEN	36.8027	54.8027
CANTON	VAN BUREN	37.5954	55.5954
CANTON	WAYNE-WESTLAND	39.9376	57.9376
HURON	FLAT ROCK	40.4149	58.4149
BROWNSTOWN	GIBRALTAR	41.5128	59.5128
BROWNSTOWN	WOODHAVEN	42.1606	60.1606
GROSSE ILE	GROSSE ILE	45.7039	61.4471
REDFORD	CLARENCEVILLE	52.5194	70.5194
REDFORD	REDFORD UNION	59.6588	77.6588
REDFORD	SOUTH REDFORD	60.8588	78.8588

# Apportionment of a Tax Dollar

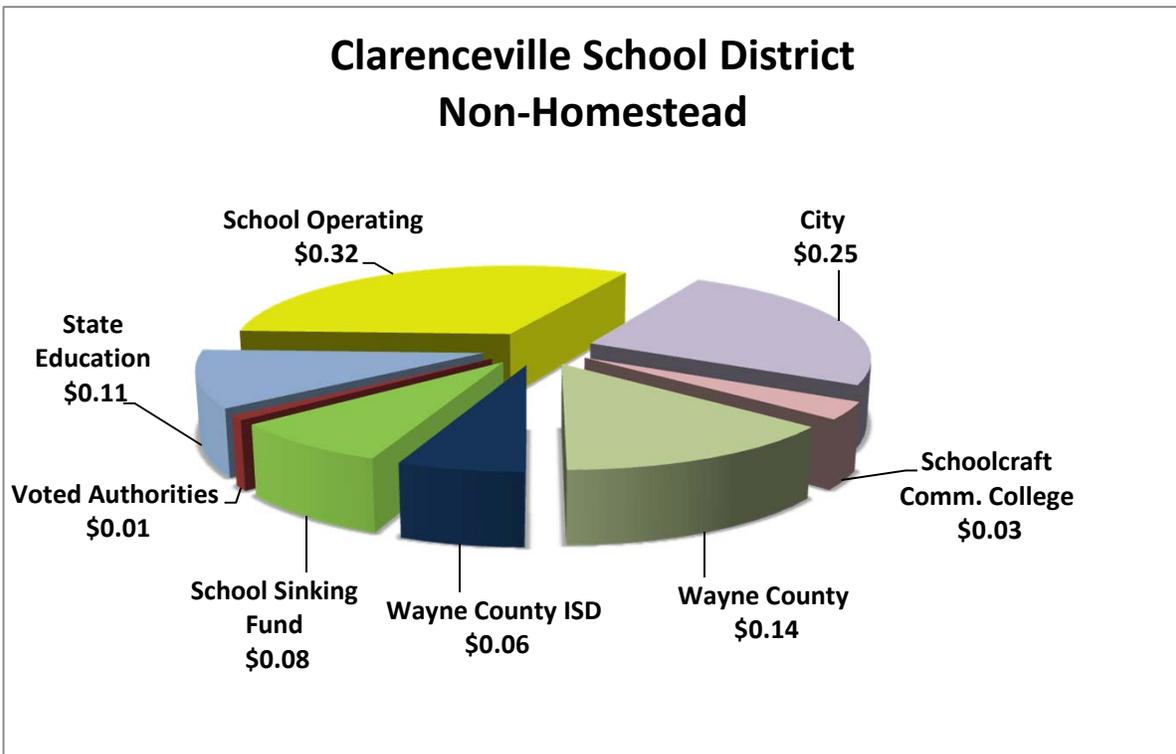
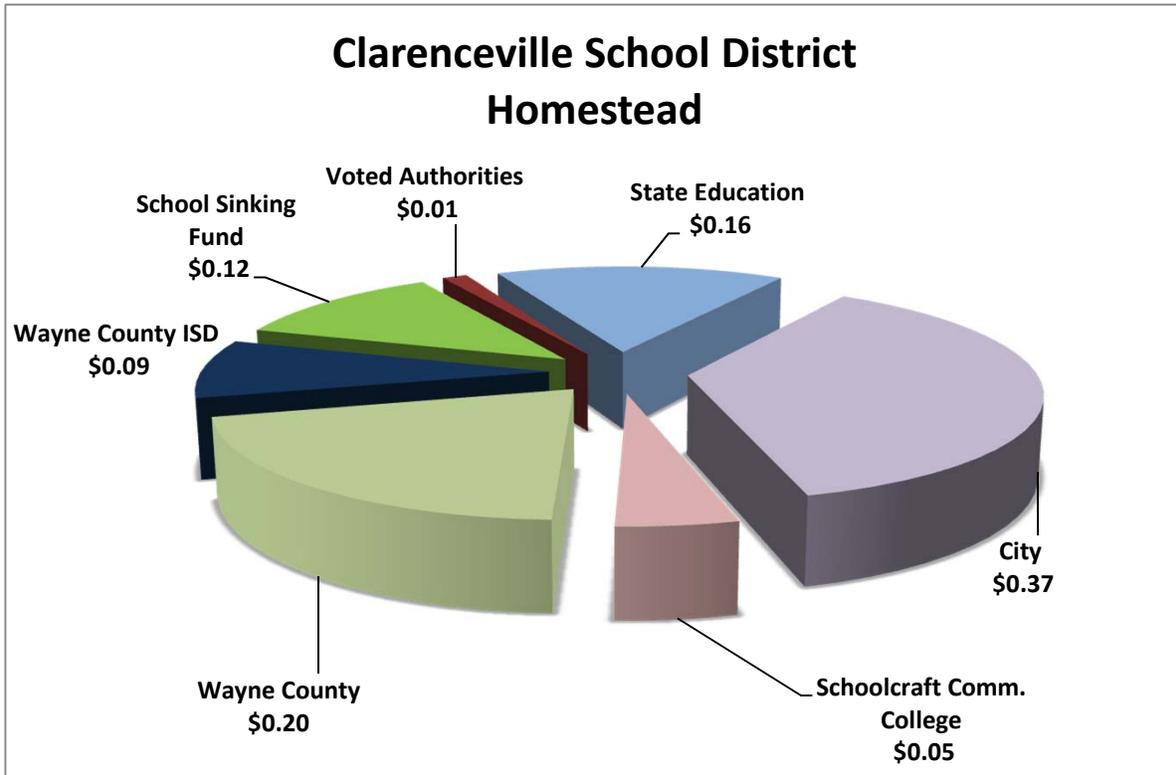
*Where does my tax dollar go?*



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

## 2015 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	684	13,777,470		
VACANT	<u>585</u>	<u>5,755,670</u>		
TOTAL PARCEL COUNT	1,269	19,533,140	20,140	1.85
25,010 - 37,500				
TOTAL IMPROVED	1,654	52,678,790		
VACANT	<u>53</u>	<u>1,630,760</u>		
TOTAL PARCEL COUNT	1,707	54,309,550	31,850	4.48
37,510 - 50,000				
TOTAL IMPROVED	2,350	104,287,490		
VACANT	<u>13</u>	<u>535,980</u>		
TOTAL PARCEL COUNT	2,363	104,823,470	44,380	6.36
50,010 - 62,500				
TOTAL IMPROVED	6,611	376,854,910		
VACANT	<u>5</u>	<u>282,160</u>		
TOTAL PARCEL COUNT	6,616	377,137,070	57,000	17.90
62,510 - 75,000				
TOTAL IMPROVED	8,329	569,588,270		
VACANT	<u>3</u>	<u>208,510</u>		
TOTAL PARCEL COUNT	8,332	569,796,780	68,390	22.55
75,010 - 100,000				
TOTAL IMPROVED	8,965	767,170,890		
VACANT	<u>1</u>	<u>94,000</u>		
TOTAL PARCEL COUNT	8,966	767,264,890	85,570	24.27
100,010 - 125,000				
TOTAL IMPROVED	5,153	569,118,910		
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	5,153	569,118,910	110,440	13.95
125,010 - 150,000				
TOTAL IMPROVED	1,808	245,300,010		
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	1,808	245,300,010	135,670	4.89
150,010+				
TOTAL IMPROVED	1,376	241,427,860		
VACANT	<u>3</u>	<u>770,630</u>		
TOTAL PARCEL COUNT	1,379	242,198,490	175,460	3.73

\* 36,930 total parcels – improved only

AVERAGE ASSESSED VALUE OF IMPROVED RESIDENTIAL PROPERTY: 79,610

ESTIMATED TRUE CASH VALUE: \$ 159,220

AVERAGE MARKET VALUE OF HOMES THAT HAVE SOLD: \$ 161,010 \*\*

\*\*includes bank sales

2014  
**LARGEST IMPROVED  
 RESIDENTIAL SALES**

<b><u>SALE PRICE</u></b>	<b><u>PARCEL NUMBER</u></b>	<b><u>ADDRESS</u></b>	<b><u>CROSS ROADS</u></b>
\$ 485,000	034-07-0009-000	18935 Aspen	Seven Mile/Wayne
445,935	017-02-0043-000	36364 Fairway	Eight Mile/Newburgh
432,700	014-08-0030-000	34635 Sarah Beth	Eight Mile/Gill
427,300	017-02-0073-000	36172 Fairway	Eight Mile/Newburgh
402,450	017-01-0003-000	20609 Golf Ridge	Eight Mile/Newburgh
395,000	014-03-0550-000	20443 Wayne	Eight Mile/Gill
385,000	030-04-0121-000	18260 Heatherlea	Seven Mile/Newburgh
385,000	050-01-0324-002	28404 Terrence	Six Mile/Middlebelt
380,000	014-02-0024-012	34420 Fargo	Eight Mile/Gill
380,000	056-99-0010-002	15609 Hidden Lane	Five Mile/Middlebelt

**RESIDENTIAL  
HIGHEST/LOWEST/AVERAGE  
ASSESSMENTS**

	<b>2014</b>	<b>2015</b>
<b>HIGHEST residential taxable value:</b>	<b>307,610</b>	<b>312,530</b>
<b>City millage rate:</b>	<b>.0140380</b>	<b>.0140380</b>
<b>City taxes:</b>	<b>\$ 4,318.23</b>	<b>\$ 4,387.29</b>



**16400 Bell Creek (Six Mile & Farmington)**

<b>LOWEST residential taxable value:</b>	<b>12,040</b>	<b>12,230</b>
<b>City millage rate:</b>	<b>.0140380</b>	<b>.0140380</b>
<b>City taxes:</b>	<b>\$ 169.01</b>	<b>\$ 171.68</b>



**20091 Inkster (Inkster & Eight Mile)**

<b>AVERAGE residential taxable value:</b>	<b>67,570</b>	<b>69,550</b>
<b>City millage rate:</b>	<b>.0140380</b>	<b>.0140380</b>
<b>City taxes:</b>	<b>\$ 948.55</b>	<b>\$ 976.34</b>

## 2014 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>
19975 Victor Parkway	Siro LLC	Arc VCLIVMI001	\$ 13,614,121	3 Story Office
19525 Victor Parkway	Nesbitt Livonia Properties	FO Livonia Property LLC	\$ 7,065,033	Hotel
19575 Victor Parkway	19575 Victor Pkwy Holding	LSREF2 Oreo (Direct) LLC	\$ 5,307,560	4 Story Office
17450 Fox	CSM Lodging LLC	TP Livonia Prop. Co. LLC	\$ 4,381,086	Hotel
13301 Middlebelt	TSFR Apple Venture	Meyers Atlantic LLC	\$ 3,667,000	Restaurant

### INDUSTRIAL SALES

<u>ADDRESS</u>	<u>SELLER OR OCCUPANT</u>	<u>BUYER OR OCCUPANT</u>	<u>SALE PRICE</u>	<u>USE</u>
12001 Tech Center	C-L Livonia Associates LLC	TR Livonia Property	\$ 9,500,000	Office/Whse
35000 Industrial	CLT Associates Ltd. Ptnshp.	Nalara Property LLC	\$ 3,250,000	Office/Whse
12200 Middlebelt	General Motors Corp/Racer	East Middlebelt LLC	\$ 1,600,000	Manufacturing (vacant bldg.)
30933 Industrial	Gershman Properties LLC	QCI Properties LLC	\$ 840,000	Office/Whse
35550 Industrial	Alex Fedrigo	Wilson Leasing LLC	\$ 600,000	Office/Whse

**2015  
CITY OF LIVONIA  
30 LARGEST BUSINESSES  
BY TAXABLE VALUE**

		<b>TAXABLE VALUE REAL (Bldg. &amp; Land)</b>	<b>TAXABLE VALUE PERSONAL (Mach. &amp; Equip.)</b>	<b>TAXABLE VALUE TOTAL</b>	<b>TOTAL TAXABLE BY COMPANY</b>	<b>TAXES AT VARIOUS MILLS (Rates Below)</b>
FORD MOTOR COMPANY		21,659,750	36,782,270	58,442,020		2,469,203
ACT 198 – AFTER 12-31-93	**		44,171,110	44,171,110	102,613,130	1,001,691
DTE ELECTRIC CO.		1,314,870	36,066,530	37,381,400	37,381,400	1,711,234
SCHOSTAK BROTHERS		31,447,070	405,820	31,852,890	31,852,890	1,822,073
ASHLEY CAPITAL		22,712,070		22,712,070	22,712,070	1,302,665
KELSEY-HAYES (TRW)		4,733,570	6,268,800	11,002,370		480,597
ACT 198 – AFTER 12-31-93	**	6,442,710	1,835,780	8,278,490	19,280,860	245,720
ROUSH CORPORATION		8,715,010	9,269,880	17,984,890		809,058
ACT 198 – AFTER 12-31-93	**		1,105,820	1,105,820	19,090,710	25,078
CONSUMERS ENERGY CO.		1,703,000	16,146,140	17,849,140	17,849,140	829,995
T-MOBILE CENTRAL LLC		283,770	16,154,600	16,438,370	16,438,370	748,978
VALASSIS MANUFACTURING		4,597,250	9,540,990	14,138,240		581,924
ACT 198 – AFTER 12-31-93	**	2,116,000		2,116,000	16,254,240	67,030
RAMCO		15,677,680		15,677,680	15,677,680	899,203
NYX INC.			8,129,350	8,129,350		271,160
ACT 198 – AFTER 12-31-93	**	1,525,940	5,884,680	7,410,620	15,539,970	181,788
WAL-MART		11,789,310	2,466,300	14,255,610	14,255,610	788,044
DEMBS-ROTH INDUSTRIAL DEV		12,254,040		12,254,040	12,254,040	702,838
DELTA GEAR/DELTA RESEARCH		735,430	748,560	1,483,990		67,150
ACT 198 – AFTER 12-31-93	**	1,701,100	7,808,610	9,509,710	10,993,700	230,967
COLLEGE PARK-SCHOOLCRAFT		10,674,760		10,674,760	10,674,760	612,257
MARRIOTT HOTEL		9,192,280	1,264,040	10,456,320	10,456,320	584,561
TECHNICOLOR			10,378,290	10,378,290	10,378,290	346,174
COMERICA		9,946,270		9,946,270	9,946,270	570,474
VICTOR CORPORATE CENTER		8,822,830		8,822,830	8,822,830	506,039
COSTCO WHOLESALE		6,176,620	2,133,090	8,309,710	8,309,710	451,011
SMC INVESTORS LLC		8,180,620		8,180,620	8,180,620	469,205
KROGER		2,069,300	5,687,250	7,756,550		331,458
ACT 198 – AFTER 12-31-93	**		249,840	249,840	8,006,390	5,666
QUAKERTOWN CAMBRIDGE		7,825,380		7,825,380	7,825,380	448,830
PARAGON PROPERTIES IND DEV		7,744,710		7,744,710	7,744,710	444,203
SEARS, ROEBUCK & CO.		7,180,850	444,950	7,625,800	7,625,800	432,043
COUNTRY FRESH/EMBEST		1,630,740	5,009,190	6,639,930		260,617
ACT 198 – AFTER 12-31-93	**		757,890	757,890	7,397,820	17,187
MENARD INC.		5,615,550	1,311,460	6,927,010	6,927,010	381,566
LIVONIA ESTATES LTD		6,470,130		6,470,130	6,470,130	371,099
AMC THEATRES		5,918,380	528,760	6,447,140	6,447,140	363,434
MEIJER		4,396,840	1,818,300	6,215,140	6,215,140	334,654
<b>TOTALS</b>		<b>251,253,830</b>	<b>232,368,300</b>	<b>483,622,130</b>		<b>22,166,874</b>

AD VALOREM RATES	REAL PROP. 57.3556	COMM. PERS. 45.3556	IND. PERS. 33.3556
** ACT 198 RATES	REAL PROP. 31.6775	PERS. PROP. 22.6775	

AD VALOREM CITY MILLAGE	14.0380	\$5,755,898
ACT 198 CITY MILLAGE	7.0190	\$516,594
TOTAL CITY TAX DOLLARS		\$6,272,492

**PLYMOUTH ROAD DEVELOPMENT AUTHORITY (P.R.D.A)  
1994 - 2015 RECAPTURE**

	<b><u>1994 Parcel Count</u></b>	<b><u>1994 Assessed Value</u></b>	<b><u>2015 Parcel Count</u></b>	<b><u>2015 Taxable Value</u></b>
<b>Real Property</b>	<b>578</b>	<b>251,784,070</b>	<b>574</b>	<b>234,102,010</b>
<b>Personal Property</b>	<b>893</b>	<b>178,771,840</b>	<b>781</b>	<b>149,438,970</b>
<b>Act 198</b>				
<b>Real Property</b>	<b>7</b>	<b>11,052,250</b>	<b>9</b>	<b>8,066,480</b>
<b>Personal Property</b>	<b>19</b>	<b>257,281,050</b>	<b>28</b>	<b>60,324,220</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>1392</b>	<b>451,931,680</b>

**Amount of Captured Taxable Value for 2015:  
- 249,415,710**