

CITY OF LIVONIA

2019

ASSESSMENT DATA



DEPARTMENTAL CORRESPONDENCE

DATE: August 5, 2019
TO: DENNIS WRIGHT, MAYOR
FROM: LINDA GOSSELIN, ASSESSOR
SUBJECT: 2019 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 307 total appeals, including 63 personal appearance appeals and 244 mail-in appeals. Of the 307 total appeals, 24 applications for poverty exemption and 136 applications for veteran exemption were granted total property tax relief.
- The 2019 Ad-Valorem Taxable Value:
Real: 3,935,179,325 – overall increase from 2018 of 4.31%.
Personal: 298,029,200 – overall decrease from 2018 of 3.20% **
GRAND TOTAL: 4,233,208,525 – overall increase from 2018 of 3.74%
- The 2019 Act 198 – IFT Taxable Value:
Real: 56,219,295 – overall increase from 2018 of 19.7%.
Personal: 47,068,500 – overall increase from 2018 of 34.2%
GRAND TOTAL: 103,287,795
- The Act 210 (Commercial Rehab) Taxable Values:
2015: 466,550
2016: 1,389,760
2017: 1,389,900
2018: 1,389,900
2019: 676,800

***the decrease is 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*

AD VALOREM VALUE TOTALS

REAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2018	2019	% CHANGE
Commercial Real	820,711,530	890,876,100	8.55%
Industrial Real	245,221,400	261,506,900	6.64%
Residential Real	3,470,039,590	3,770,822,990	8.67%
TOTALS:	4,535,972,520	4,923,205,990	8.54%

TAXABLE VALUE (TV)			
	2018	2019	% CHANGE
Commercial Real	708,698,696	739,566,990	4.36%
Industrial Real	230,392,095	242,941,921	5.45%
Residential Real	2,833,551,521	2,952,670,414	4.20%
TOTALS:	3,772,642,312	3,935,179,325	4.31%

PERSONAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2018	2019	% CHANGE
Commercial Personal	187,779,500	183,278,100	-2.40%
Industrial Personal	48,650,500	34,353,800	-29.39%
Utility Personal	71,928,900	80,784,400	12.31%
TOTALS:	308,358,900	298,416,300	-3.22%

TAXABLE VALUE (TV)			
	2018	2019	% CHANGE
Commercial Personal	187,780,500	183,278,100	-2.40%
Industrial Personal	48,650,500	34,353,800	-29.39%
Utility Personal	71,458,554	80,397,300	12.51%
TOTALS:	307,889,554	298,029,200	-3.20%

TOTAL AD VALOREM VALUE			
	2018	2019	% CHANGE
STATE EQUALIZED VALUE	4,844,331,420	5,221,622,290	7.79%
TAXABLE VALUE	4,080,531,866	4,233,208,525	3.74%

SPECIAL ACTS TOTALS

REAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2018	2019	% CHANGE
I.F.T. Real	47,301,000	56,460,800	19.36%
C.F.T. Real	7,690,200	7,228,500	-6.00%
Land Bank Real	0	80,500	
TOTALS:	54,991,200	63,769,800	15.96%

TAXABLE VALUE (TV)			
	2018	2019	% CHANGE
I.F.T. Real	46,973,250	56,219,295	19.68%
C.F.T. Real	7,558,000	6,933,460	-8.26%
Land Bank Real	0	80,500	
TOTALS:	54,531,250	63,233,255	15.96%

PERSONAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2018	2019	% CHANGE
I.F.T. Personal	35,074,900	47,068,500	34.19%
TOTALS:	35,074,900	47,068,500	34.19%

TAXABLE VALUE (TV)			
	2018	2019	% CHANGE
I.F.T. Personal	35,074,900	47,068,500	34.19%
TOTALS:	35,074,900	47,068,500	34.19%

TOTAL SPECIAL ACT VALUE			
	2018	2019	% CHANGE
STATE EQUALIZED VALUE	90,066,100	110,838,300	23.06%
TAXABLE VALUE	89,606,150	110,301,755	23.10%

**GRAND TOTAL
AD VALOREM & SPECIAL ACTS**

GRAND TOTAL AD VALOREM & SPECIAL ACT VALUE			
	2018	2019	% CHANGE
STATE EQUALIZED VALUE	4,934,397,520	5,332,460,590	8.07%
TAXABLE VALUE	4,170,138,016	4,343,510,280	4.16%

BROWNFIELD & NON-TAXABLE TOTALS

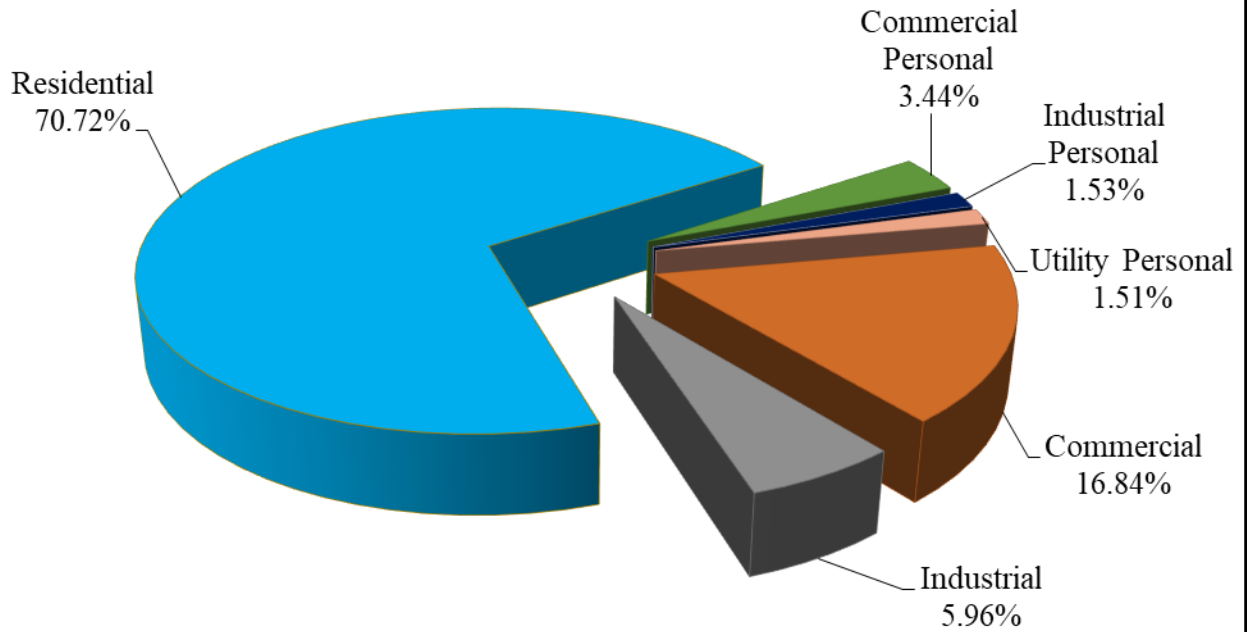
BROWNFIELD PARCELS (Included in Ad Valorem Totals)		
	2018	2019
STATE EQUALIZED VALUE	14,259,900	20,656,700
TAXABLE VALUE	12,070,706	18,436,993

NON-TAXABLE ACT 328		
	2018	2019
STATE EQUALIZED VALUE	29,644,800	29,029,700
TAXABLE VALUE	29,644,800	29,029,700

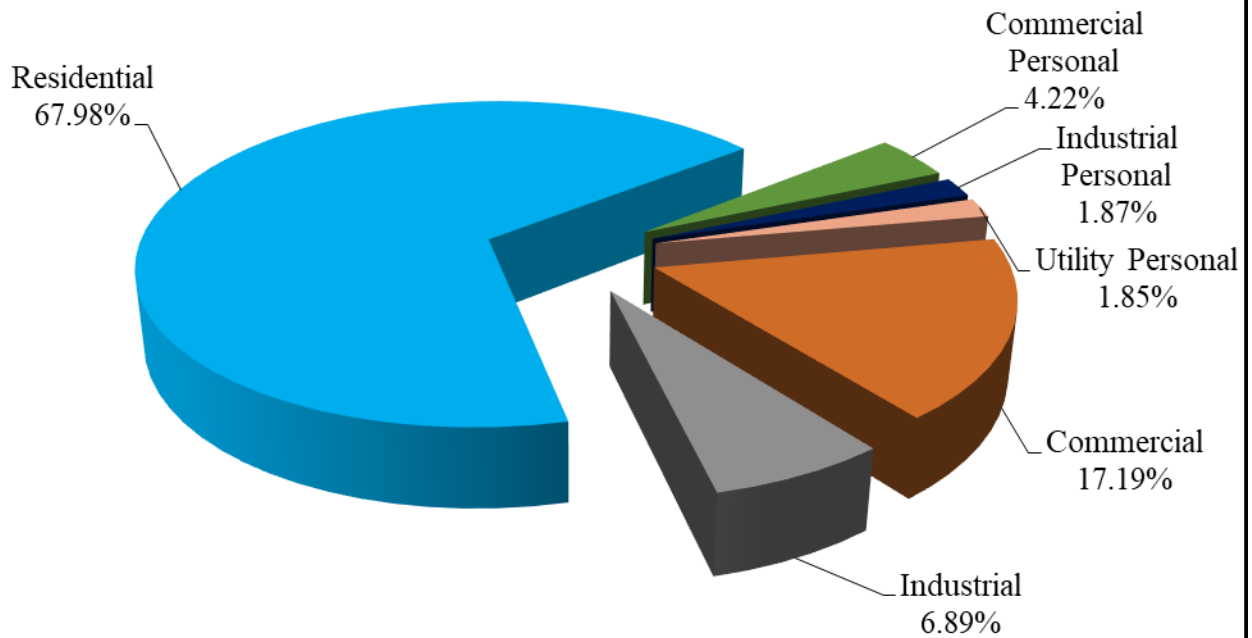
(Not included in totals)

- A123
- EMS Product Development
- Washers Inc. (2)
- Helm Inc.
- Odyssey Electronics
- Admiral Tool
- Visotek Inc.

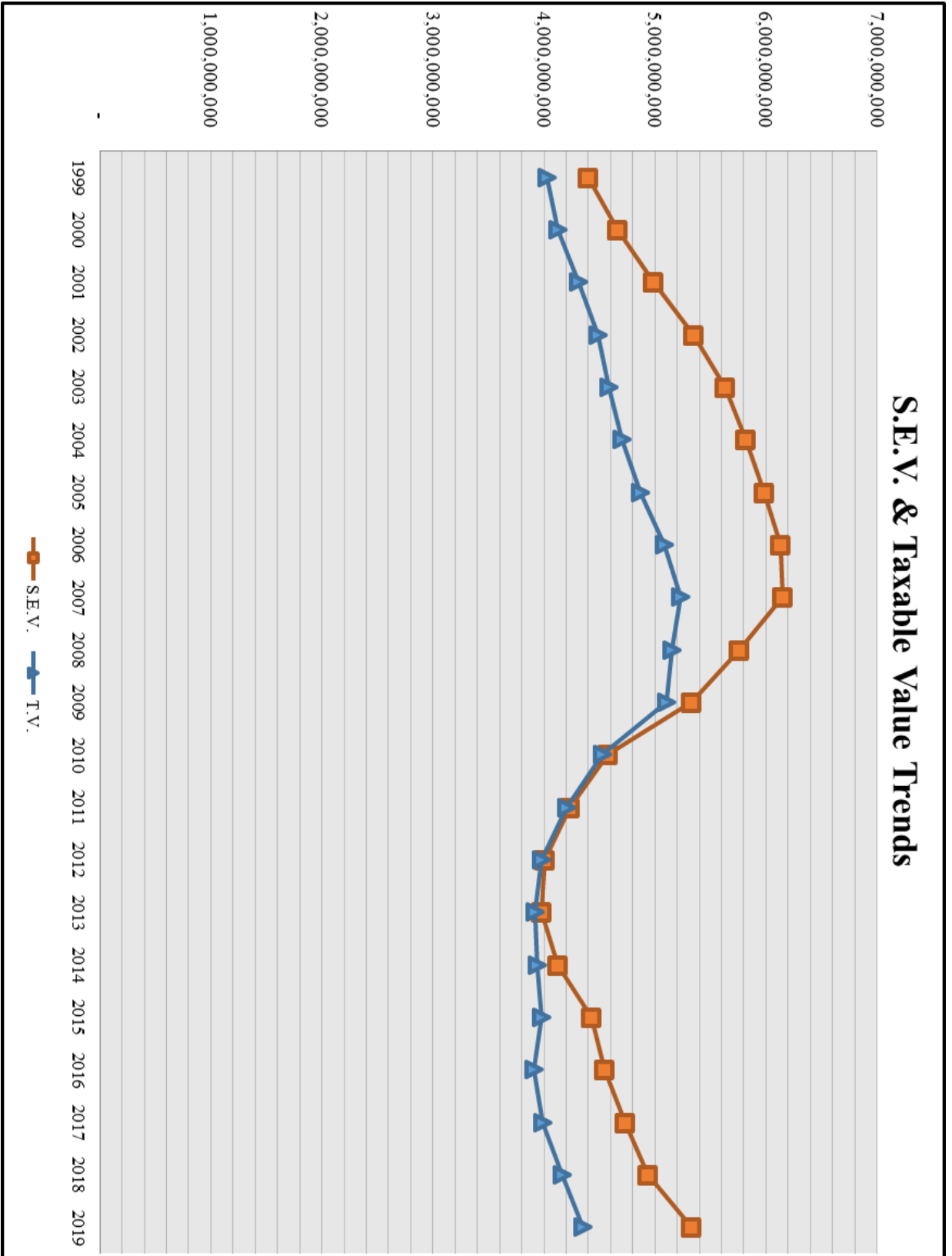
2019 State Equalized Value by Property Class



2019 Taxable Value by Property Class



S.E.V. & TAXABLE VALUE TRENDS



**2019
TAXABLE VALUE
HOMESTEAD vs. NON-HOMESTEAD
RESIDENTIAL PROPERTIES**

**Total Residential Taxable Value:
2,952,670,414**

**Total Residential Parcel Count:
37,797**

**Livonia School District
Taxable Value: 2,809,090,294
Parcel Count: 34,873**

**Homestead Taxable Value:
2,639,837,426
Parcel Count: 31,995 / 93.97%**

**Non-Homestead Value:
169,252,868
Parcel Count: 2,878 / 6.03%**

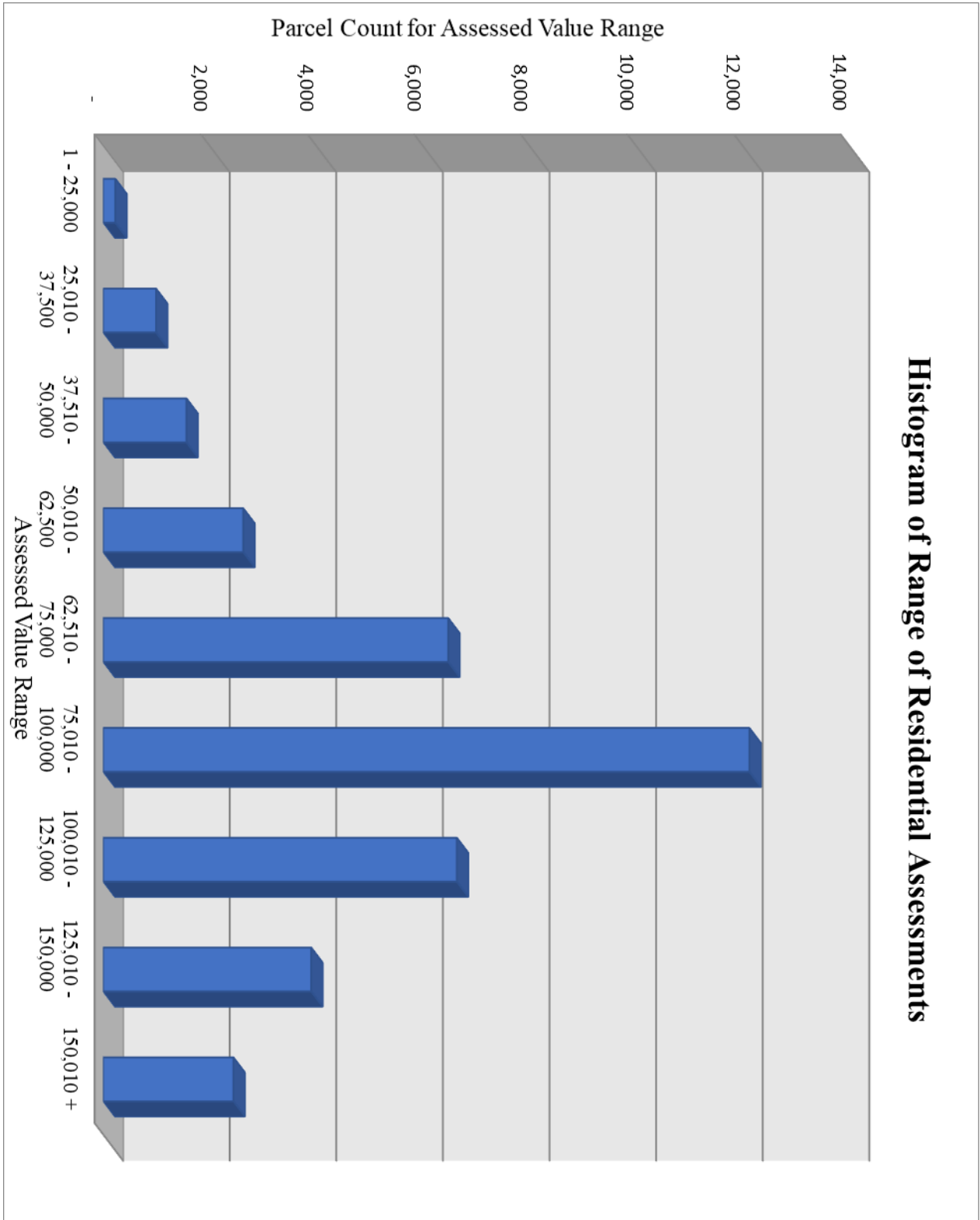
**Clarenceville School District
Taxable Value: 143,580,120
Parcel Count: 2,924**

**Homestead Taxable Value:
123,999,015
Parcel Count: 2,393 / 86.36%**

**Non-Homestead Value:
19,581,105
Parcel Count: 531 / 13.64%**

2019 RANGE OF RESIDENTIAL ASSESSMENTS				
ASSESSED VALUE RANGE	PARCEL COUNT	ASSESSED VALUE	AVG. IMPROVED ASSESSMENT	% OF TOTAL IMPROVED
1 - 25,000				
TOTAL IMPROVED	44	803,600	18,264	0.1%
VACANT	<u>513</u>	<u>5,810,700</u>		
TOTAL PARCEL COUNT	557	6,614,300		
25,010 - 37,500				
TOTAL IMPROVED	884	28,352,600	32,073	2.4%
VACANT	<u>87</u>	<u>2,563,600</u>		
TOTAL PARCEL COUNT	971	30,916,200		
37,510 - 50,000				
TOTAL IMPROVED	1249	55,477,300	44,417	3.4%
VACANT	<u>11</u>	<u>466,200</u>		
TOTAL PARCEL COUNT	1260	55,943,500		
50,010 - 62,500				
TOTAL IMPROVED	1696	96,437,900	56,862	4.6%
VACANT	<u>5</u>	<u>291,400</u>		
TOTAL PARCEL COUNT	1701	96,729,300		
62,510 - 75,000				
TOTAL IMPROVED	4251	296,361,100	69,716	11.5%
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	4251	296,361,100		
75,010 - 100,000				
TOTAL IMPROVED	12424	1,079,284,110	86,871	33.6%
VACANT	<u>2</u>	<u>183,800</u>		
TOTAL PARCEL COUNT	12426	1,079,467,910		
100,010 - 125,000				
TOTAL IMPROVED	7713	859,439,700	111,427	20.8%
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	7713	859,439,700		
125,010 - 150,000				
TOTAL IMPROVED	5083	692,002,100	136,140	13.7%
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	5083	692,002,100		
150,010+				
TOTAL IMPROVED	3672	652,766,280	177,769	9.9%
VACANT	<u>2</u>	<u>582,600</u>		
TOTAL PARCEL COUNT	3674	653,348,880		
TOTAL IMPROVED PARCEL COUNT:			37,016	
AVG. IMPROVED RESIDENTIAL ASSESSED VALUE:			101,600	
AVG. IMPROVED RESIDENTIAL TAXABLE VALUE:			79,638	
ESTIMATED TRUE CASH VALUE:			2019: \$	203,200
			2018: \$	187,100
			2017: \$	180,180

2019 RANGE OF RESIDENTIAL ASSESSMENTS (CONT'D)



**2018
LARGEST IMPROVED
RESIDENTIAL SALES**

ADDRESS	SALE DATE	SALE PRICE	SQ/FT	SUBDIVISION
35265 CURTIS	08/28/18	\$ 617,000	3,175	WOODS OF SHEFFIELD ESTATES
32409 MARIA CT	12/19/18	\$ 599,000	4,485	BOULDER PINES
34619 SARAH BETH	03/30/17	\$ 533,145	3,405	ACREAGE
18775 VANDERHAVEN	06/29/18	\$ 530,000	3,532	RIVER PINES
35246 MILANA	06/18/18	\$ 524,400	2,607	MYSTIC CREEK CONDOS
37745 NORTHLAND	04/28/17	\$ 520,000	3,584	ACREAGE
34501 NORFOLK	09/20/17	\$ 500,000	4,018	FAIRWAY SUB NO. 2
35333 MILANA	08/24/18	\$ 487,500	2,707	MYSTIC CREEK CONDOS
35318 MILANA	08/07/18	\$ 475,000	2,200	MYSTIC CREEK CONDOS
38603 EIGHT MILE	08/17/18	\$ 475,000	4,054	LIVONIA HILLS ESTATES
17405 ELLEN	11/02/18	\$ 475,000	3,955	PINE CREEK SUB
37341 WEYMOUTH	11/16/18	\$ 472,000	3,276	CALIBURN ESTATES NO. 3
18430 HEATHERLEA	05/30/18	\$ 470,000	3,062	CALIBURN ESTATES NO. 2
14442 HUFF	08/07/18	\$ 470,000	2,987	CASTLE WOODS SUB
35372 MILANA	06/27/18	\$ 469,900	3,059	MYSTIC CREEK CONDOS
32416 MARIA CT	05/31/18	\$ 468,000	3,300	BOULDER PINES
18090 CURTIS	09/12/18	\$ 465,000	2,670	CURTIS CREEK
19788 ASHLEY	11/01/18	\$ 460,000	2,904	WHISPERING HILLS
37534 ST MARTINS	05/03/17	\$ 458,000	3,403	ACREAGE
35377 CURTIS	12/07/17	\$ 458,000	3,313	WOODS OF SHEFFIELD ESTATES
16671 HARRISON	07/14/17	\$ 455,000	3,058	ACREAGE
18280 HEATHERLEA	09/27/17	\$ 450,000	3,419	CALIBURN ESTATES NO. 3
19312 GLEN EAGLES	07/24/17	\$ 445,000	2,914	FOX CREEK MEADOWS
18920 VAN	07/27/17	\$ 445,000	3,418	MARTIN VILLA
35369 MILANA	12/29/17	\$ 445,000	2,720	MYSTIC CREEK CONDOS
33007 BROOKSIDE CT	06/16/17	\$ 440,000	2,912	BROOKSIDE OF LIVONIA COND
18175 QUEENSBURY	10/15/18	\$ 440,000	2,758	CALIBURN MANOR 3
37195 WEYMOUTH	03/02/18	\$ 436,000	2,888	CALIBURN ESTATES NO. 3
20693 JOSIE	06/02/17	\$ 435,000	3,026	SARAH ESTATES SITE CONDO
18683 GARY	05/31/18	\$ 432,000	3,165	CARRINGTON ESTATES

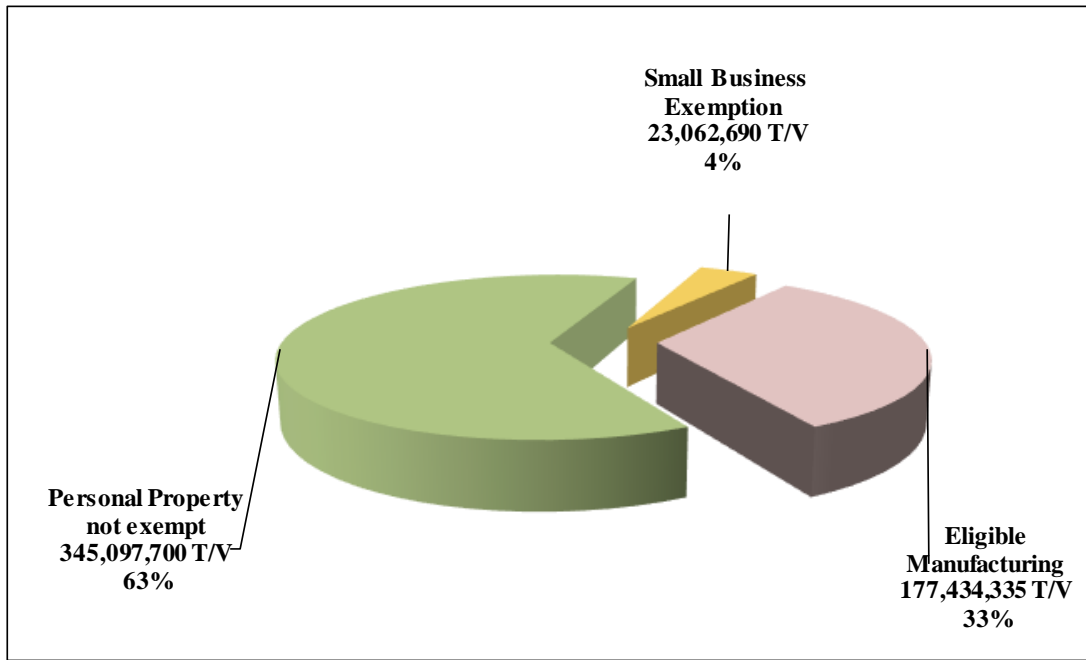
**2018
LARGEST IMPROVED
COMMERCIAL SALES**

ADDRESS	SALE DATE	SALE PRICE	SQ/FT	USE
19525 VICTOR PARKWAY	11/15/18	\$ 22,616,819	187,575	HOTEL
32440 SEVEN MILE	07/26/18	\$ 15,200,000	26,524	SENIOR CITIZEN RESIDENCE
38220 PLYMOUTH	12/14/18	\$ 11,300,000	145,232	WAREHOUSE/STORAGE
11960 FARMINGTON	09/06/18	\$ 11,268,349	96,973	SELF-STORAGE CENTER
29270 MORLOCK	07/11/18	\$ 4,323,857	35,204	HOSPITAL/CONVALESCENT
28550 FIVE MILE	07/26/18	\$ 4,300,000	47,703	HOSPITAL/CONVALESCENT
32713 SCHOOLCRAFT	06/01/18	\$ 3,500,000	57,207	WAREHOUSE/STORAGE
19111 VICTOR PARKWAY	07/06/18	\$ 3,150,000	20,460	OFFICE BUILDING
31555 INDUSTRIAL	07/19/18	\$ 2,652,969	40,360	WAREHOUSE/STORAGE
28425 EIGHT MILE	12/03/18	\$ 2,450,000	16,398	MEDICAL OFFICE

**2018
LARGEST IMPROVED
INDUSTRIAL SALES**

ADDRESS	SALE DATE	SALE PRICE	SQ/FT	USE
12025 TECH CENTER	02/22/18	\$ 21,000,000	179,487	OFFICE/WAREHOUSE
36555 AMRHEIN	05/16/18	\$ 11,049,020	104,034	OFFICE/WAREHOUSE
38150 PLYMOUTH	12/14/18	\$ 8,700,000	140,266	OFFICE/WAREHOUSE
32890 CAPITOL	06/05/18	\$ 3,500,000	79,162	OFFICE/WAREHOUSE
12163 GLOBE	08/02/18	\$ 3,300,000	53,855	OFFICE/WAREHOUSE
31601 INDUSTRIAL	07/19/18	\$ 2,525,389	32,467	OFFICE/WAREHOUSE
37001 INDUSTRIAL	03/22/18	\$ 2,366,000	37,171	OFFICE/WAREHOUSE
33200 CAPITOL	03/16/18	\$ 1,905,000	39,425	OFFICE/WAREHOUSE
13017 NEWBURGH	05/14/18	\$ 1,750,000	31,079	OFFICE/WAREHOUSE
35305 GLENDALE	12/21/18	\$ 1,275,000	23,362	OFFICE/WAREHOUSE

2019 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 <u>Reimbursement</u>	Actual Amount Received <u>in February</u>	Actual Amount Received <u>in May</u>
2014	9,992,105 x	0.0138878	\$138,768	\$ 138,762.00	\$ -
2015	42,394,820 x	0.0138878	\$588,771	\$ 588,745.00	\$ -
2016	161,148,260 x	0.0138878	\$2,237,995	\$ 3,994,550.33	\$ -
2017	194,170,485 x	0.0138559	\$2,690,407	\$ 4,116,270.55	\$ -
2018	187,585,495 x	0.0138993	\$2,607,307	\$ 2,607,307.08	\$ 1,593,011.30
2019	200,497,025 x	0.0138927	\$2,785,445	_____	_____

In 2019 there were 188 EMPP forms filed and 2,236 Small Business Exemption forms filed.

Of the 2,236 Small Business Exemptions forms filed 2,212 were granted.

**2018 WAYNE COUNTY
CITY MILLAGE RATES**

MUNICIPALITY	SCHOOL DISTRICT NAME	TOTAL CITY MILLAGE	HOMESTEAD RATE	NON- HOMESTEAD RATE
ROMULUS	ROMULUS COMMUNITY SCH	12.9327	49.5364	65.9063
ROMULUS	WAYNE-WESTLAND COM	12.9327	40.6849	58.6849
ROMULUS	WOODHAVEN SCHOOL DIST	12.9327	44.9505	62.9505
LIVONIA	CLARENCEVILLE SCHOOL	13.8927	37.7377	55.7377
LIVONIA	LIVONIA PUBLIC SCHOOL	13.8927	40.6723	58.6723
GROSSE POINTE FARMS	GROSSE POINTE PUBLIC	14.9500	49.8952	61.8009
NORTHVILLE	NORTHVILLE PUBLIC SCH	15.2029	42.4948	60.4948
PLYMOUTH	PLYMOUTH-CANTON COM	15.4990	42.5512	60.5512
GROSSE POINTE	GROSSE POINTE PUBLIC	16.6277	51.5729	63.4786
BELLEVILLE	VAN BUREN PUBLIC SCHOOL	16.7905	45.3777	63.3777
GROSSE POINTE SHORES VILLAGE	GROSSE POINTE PUBLIC	17.7031	52.6483	64.5540
GROSSE POINTE WOODS	GROSSE POINTE PUBLIC	17.7866	52.7318	64.6375
GROSSE POINTE PARK	GROSSE POINTE PUBLIC	18.4268	53.3720	65.2777
WESTLAND	GARDEN CITY SCHOOL DIST	18.8798	48.1575	66.1575
WESTLAND	LIVONIA PUBLIC SCHOOL	18.8798	46.6594	64.6594
WESTLAND	ROMULUS COMMUNITY SCH	18.8798	55.4835	71.8534
WESTLAND	ROMULUS (INKSTER DEBT)	18.8798	55.9198	73.6775
WESTLAND	TAYLOR SCHOOL DISTRICT	18.8798	43.8798	61.8798
WESTLAND	TAYLOR (INKSTER DEBT)	18.8798	55.9198	73.6775
WESTLAND	WAYNE-WESTLAND COM	18.8798	46.6320	64.6320
GIBRALTAR	GIBRALTAR SCHOOL DIST	19.2760	49.6433	67.6433
LINCOLN PARK	LINCOLN PARK PUBLIC SCH	20.1476	51.0912	69.0912
RIVERVIEW	RIVERVIEW COMMUNITY	20.4800	47.8800	65.8800
FLATROCK	FLAT ROCK COMMUNITY	20.4974	54.7574	72.7574
FLATROCK	GIBRALTAR SCHOOL DIST	20.4974	50.8647	68.8647
FLATROCK	WOODHAVEN-BROWNSTOWN	20.4974	51.5152	69.5152
GARDEN CITY	GARDEN CITY SCHOOL DIST	22.0121	51.2898	69.2898
WOODHAVEN	GIBRALTAR SCHOOL DIST	22.3544	52.7217	70.7217
WOODHAVEN	WOODHAVEN-BROWNSTOWN	22.3544	53.3722	71.3722
WYANDOTTE	WYANDOTTE CITY SCHOOL	22.7500	54.3262	72.3262
DEARBORN HEIGHTS	DEARBORN CITY SCHOOL	23.5673	59.3565	71.1865
DEARBORN HEIGHTS	DEARBORN HGTS SCH DIST #7	23.5673	54.9437	72.6659
DEARBORN HEIGHTS	TAYLOR SCHOOL DISTRICT	23.5673	48.5673	66.5673
DEARBORN HEIGHTS	WAYNE-WESTLAND COM	23.5673	51.3195	69.3195
DEARBORN HEIGHTS	CRESTWOOD SCHOOL DIST	23.5673	50.5073	68.5073
DEARBORN HEIGHTS	WESTWOOD COMMUNITY	23.5673	47.6073	65.6073
ROCKWOOD	GIBRALTAR SCHOOL DIST	24.5166	54.8839	72.8839
TRENTON	TRENTON PUBLIC SCHOOL	24.7506	59.5071	74.2206
TRENTON	RIVERVIEW COMMUNITY	24.7506	52.1506	70.1506
HAMTRAMCK	HAMTRAMCK PUBLIC SCH	24.8564	57.2944	75.2944
ALLEN PARK	ALLEN PARK PUBLIC SCH	24.9776	61.0176	78.0816
ALLEN PARK	MELVINDALE/N ALLEN PK	24.9776	49.0176	66.9222
ALLEN PARK	SOUTHGATE COMMUNITY	24.9776	54.8676	72.8676
WAYNE	WAYNE-WESTLAND COM	25.0183	52.7705	70.7705
HARPER WOODS	GROSSE POINTE PUBLIC	26.0653	61.0105	72.9162
HARPER WOODS	HARPER WOODS	26.0653	63.1053	81.1053
DEARBORN	DEARBORN CITY SCHOOL	26.5700	62.3592	74.1892
DEARBORN	WESTWOOD COMMUNITY	26.5700	50.6100	68.6100
SOUTHGATE	SOUTHGATE COMMUNITY	26.9456	56.8356	74.8356
TAYLOR	TAYLOR SCHOOL DISTRICT	28.5409	53.5409	71.5409
DETROIT	DETROIT CITY SCHOOL DIST	31.5827	67.6227	85.6227
MELVINDALE	MELVINDALE/N ALLEN PK	33.9929	58.0329	75.9375
INKSTER	ROMULUS (INKSTER DEBT)	35.4014	74.4414	92.1991
INKSTER	TAYLOR SCHOOL DISTRICT	35.4014	62.4014	80.4014
INKSTER	TAYLOR (INKSTER DEBT)	35.4014	74.4414	92.1991
INKSTER	WAYNE-WESTLAND COM	35.4014	65.1536	83.1536
INKSTER	WAYNE-WESTLAND (INKSTER DEBT)	35.4014	74.4414	92.1991
INKSTER	WESTWOOD COMMUNITY	35.4014	61.4414	79.4414
INKSTER	WESTWOOD (INKSTER DEBT)	35.4014	74.4414	92.1991
RIVER ROUGE	RIVER ROUGE CITY SCHOOLS	35.5758	75.1158	89.9658
ECORSE	RIVER ROUGE CITY SCHOOLS	39.2009	78.7409	93.5909
ECORSE	ECORSE PUBLIC SCHOOLS	39.2009	76.2409	93.9547
HIGHLAND PARK	HIGHLAND PARK CITY SCH	58.4173	82.0165	99.7465

**2018 WAYNE COUNTY
TOWNSHIP MILLAGE RATES**

MUNICIPALITY	SCHOOL DISTRICT NAME	TOTAL TWP MILLAGE	HOMESTEAD RATE	NON- HOMESTEAD RATE
PLYMOUTH TOWNSHIP	PLYMOUTH-CANTON COMM SCH	4.0011	31.0533	49.0533
SUMPTER TOWNSHIP	AIRPORT COMMUNITY SCHOOLS	4.7487	32.0040	50.0040
SUMPTER TOWNSHIP	LINCOLN CONSOLIDATED SCHOOLS	4.7487	37.2126	55.2126
SUMPTER TOWNSHIP	HURON SCHOOL DISTRICT	4.7487	36.8642	54.8642
SUMPTER TOWNSHIP	VAN BUREN PUBLIC SCHOOLS	4.7487	33.3359	51.3359
VAN BUREN TOWNSHIP	LINCOLN CONSOLIDATED SCHOOLS	7.3364	39.8003	57.8003
VAN BUREN TOWNSHIP	VAN BUREN PUBLIC SCHOOLS	7.3364	35.9236	53.9236
HURON TOWNSHIP	FLAT ROCK COMMUNITY SCHOOLS	7.7379	41.9979	59.9979
HURON TOWNSHIP	HURON SCHOOL DISTRICT	7.7379	37.7779	55.7779
HURON TOWNSHIP	WOODHAVEN-BROWNSTOWN	7.7379	38.7557	56.7557
NORTHVILLE TOWNSHIP	PLYMOUTH-CANTON COMM SCH	8.6564	35.3695	53.3695
NORTHVILLE TOWNSHIP	NORTHVILLE PUBLIC SCHOOLS	8.6564	35.9483	53.9483
CANTON TOWNSHIP**	PLYMOUTH-CANTON COMM SCH	12.3500	29.9073	47.9073
CANTON TOWNSHIP**	WAYNE-WESTLAND COMM SCH	12.3500	31.0688	49.0688
CANTON TOWNSHIP**	VAN BUREN PUBLIC SCHOOLS	12.3500	30.8283	48.8283
BROWNSTOWN TOWNSHIP*	TAYLOR SCHOOL DISTRICT	13.1276	29.1276	47.1276
BROWNSTOWN TOWNSHIP*	GIBRALTAR SCHOOL DISTRICT	13.1276	35.4949	53.4949
BROWNSTOWN TOWNSHIP*	WOODHAVEN-BROWNSTOWN	13.1276	36.1454	54.1454
GROSSE ILE TOWNSHIP	GROSSE ILE TOWNSHIP SCHOOLS	15.4137	45.9783	61.9887
REDFORD TOWNSHIP***	REDFORD UNION SCHOOLS	26.8158	54.2691	72.2691
REDFORD TOWNSHIP***	SOUTH REDFORD SCHOOL DISTRICT	26.8158	55.4689	73.4689
REDFORD TOWNSHIP***	CLARENCEVILLE SCHOOL DISTRICT	26.8158	46.1741	64.1741

* 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 8.4700 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

**2018 TOTAL TAX RATES
FOR CITIES WITHIN WAYNE COUNTY**

MUNICIPALITY	CODE	SCHOOL DISTRICT NAME	CITY TOTAL HOMESTEAD	CITY TOTAL NON- HOMESTEAD
LIVONIA	63090	CLARENCEVILLE SCHOOL	37.7377	55.7377
LIVONIA	82095	LIVONIA PUBLIC SCHOOL	40.6723	58.6723
ROMULUS	82160	WAYNE-WESTLAND COM	40.6849	58.6849
NORTHVILLE	82390	NORTHVILLE PUBLIC SCH	42.4948	60.4948
PLYMOUTH	82100	PLYMOUTH-CANTON COM	42.5512	60.5512
WESTLAND	82150	TAYLOR SCHOOL DISTRICT	43.8798	61.8798
ROMULUS	82365	WOODHAVEN SCHOOL DIST	44.9505	62.9505
BELLEVILLE	82430	VAN BUREN PUBLIC SCHOOL	45.3777	63.3777
WESTLAND	82160	WAYNE-WESTLAND COM	46.6320	64.6320
WESTLAND	82095	LIVONIA PUBLIC SCHOOL	46.6594	64.6594
DEARBORN HEIGHTS	82240	WESTWOOD COMMUNITY	47.6073	65.6073
RIVERVIEW	82400	RIVERVIEW COMMUNITY	47.8800	65.8800
WESTLAND	82050	GARDEN CITY SCHOOL DIST	48.1575	66.1575
DEARBORN HEIGHTS	82150	TAYLOR SCHOOL DISTRICT	48.5673	66.5673
ALLEN PARK	82045	MELVINDALE/N ALLEN PK	49.0176	66.9222
ROMULUS	82130	ROMULUS COMMUNITY SCH	49.5364	65.9063
GIBRALTAR	82290	GIBRALTAR SCHOOL DIST	49.6433	67.6433
GROSSE POINTE FARMS	82055	GROSSE POINTE PUBLIC	49.8952	61.8009
DEARBORN HEIGHTS	82230	CRESTWOOD SCHOOL DIST	50.5073	68.5073
DEARBORN	82240	WESTWOOD COMMUNITY	50.6100	68.6100
FLATROCK	82290	GIBRALTAR SCHOOL DIST	50.8647	68.8647
LINCOLN PARK	82090	LINCOLN PARK PUBLIC SCH	51.0912	69.0912
GARDEN CITY	82050	GARDEN CITY SCHOOL DIST	51.2898	69.2898
DEARBORN HEIGHTS	82160	WAYNE-WESTLAND COM	51.3195	69.3195
FLATROCK	82365	WOODHAVEN-BROWNSTOWN	51.5152	69.5152
GROSSE POINTE	82055	GROSSE POINTE PUBLIC	51.5729	63.4786
TRENTON	82400	RIVERVIEW COMMUNITY	52.1506	70.1506
GROSSE POINTE SHORES VILLAGE	82055	GROSSE POINTE PUBLIC	52.6483	64.5540
WOODHAVEN	82290	GIBRALTAR SCHOOL DIST	52.7217	70.7217
WAYNE	82160	WAYNE-WESTLAND COM	52.7705	70.7705
GROSSE POINTE PARK	82055	GROSSE POINTE PUBLIC	53.3720	65.2777
WOODHAVEN	82365	WOODHAVEN-BROWNSTOWN	53.3722	71.3722
TAYLOR	82150	TAYLOR SCHOOL DISTRICT	53.5409	71.5409
WYANDOTTE	82170	WYANDOTTE CITY SCHOOL	54.3262	72.3262
FLATROCK	82180	FLAT ROCK COMMUNITY	54.7574	72.7574
ALLEN PARK	82405	SOUTHGATE COMMUNITY	54.8676	72.8676
ROCKWOOD	82290	GIBRALTAR SCHOOL DIST	54.8839	72.8839
DEARBORN HEIGHTS	82040	DEARBOR HGTS SCH DIST	54.9437	72.6659
WESTLAND	82130	ROMULUS COMMUNITY SCH	55.4835	71.8534
WESTLAND	82130	ROMULUS (INKSTER DEBT)	55.9198	73.6775
WESTLAND	82150	TAYLOR (INKSTER DEBT)	55.9198	73.6775
GROSSE POINTE WOODS	82055	GROSSE POINTE PUBLIC	56.0568	67.9625
SOUTHGATE	82405	SOUTHGATE COMMUNITY	56.8356	74.8356
HAMTRAMCK	82060	HAMTRAMCK PUBLIC SCH	57.2944	75.2944
DEARBORN HEIGHTS	82030	DEARBORN CITY SCHOOL	59.3565	71.1865
TRENTON	82155	TRENTON PUBLIC SCHOOL	59.5071	74.2206
ALLEN PARK	82020	ALLEN PARK PUBLIC SCH	61.0176	78.0816
INKSTER	82240	WESTWOOD COMMUNITY	61.4414	79.4414
DEARBORN	82030	DEARBORN CITY SCHOOL	62.3592	74.1892
INKSTER	82150	TAYLOR SCHOOL DISTRICT	62.4014	80.4014
INKSTER	82160	WAYNE-WESTLAND COMM SCH	65.1536	83.1536
DETROIT	82010	DETROIT CITY SCHOOL DIST	67.6227	85.6227
MELVINDALE	82045	MELVINDALE/N ALLEN PK	68.0329	85.9375
INKSTER	82130	ROMULUS (INKSTER DEBT)	74.4414	92.1991
INKSTER	82150	TAYLOR SCH DIST (INKSTER DEBT)	74.4414	92.1991
INKSTER	82160	WAYNE-WESTLAND (INKSTER DEBT)	74.4414	92.1991
INKSTER	82240	WESTWOOD (INKSTER DEBT)	74.4414	92.1991
HARPER WOODS	82055	GROSSE POINTE PUBLIC	81.0105	92.9162
HIGHLAND PARK	82070	HIGHLAND PARK CITY SCH	82.0165	99.7465
HARPER WOODS	82320	HARPER WOODS	83.1053	101.1053
RIVER ROUGE	82120	RIVER ROUGE CITY SCHOOLS	83.1158	97.9658
ECORSE	82120	RIVER ROUGE CITY SCHOOLS	112.0175	126.8675
ECORSE	82250	ECORSE PUBLIC SCHOOLS	112.5175	130.2313

**2018 TOTAL TAX RATES
FOR TOWNSHIPS WITHIN WAYNE COUNTY**

MUNICIPALITY	CODE	SCHOOL DISTRICT NAME	CITY TOTAL HOMESTEAD	CITY TOTAL NON- HOMESTEAD
PLYMOUTH TOWNSHIP	82100	PLYMOUTH-CANTON COMM SCH	31.0533	49.0533
SUMPTER TOWNSHIP	58020	AIRPORT COMMUNITY SCHOOLS	32.0040	50.0040
SUMPTER TOWNSHIP	82430	VAN BUREN PUBLIC SCHOOLS	33.3359	51.3359
NORTHVILLE TOWNSHIP	82100	PLYMOUTH-CANTON COMM SCH	35.3695	53.3695
VAN BUREN TOWNSHIP	82430	VAN BUREN PUBLIC SCHOOLS	35.9236	53.9236
NORTHVILLE TOWNSHIP	82390	NORTHVILLE PUBLIC SCHOOLS	35.9483	53.9483
SUMPTER TOWNSHIP	82340	HURON SCHOOL DISTRICT	36.8642	54.8642
BROWNSTOWN TOWNSHIP	82150	TAYLOR SCHOOL DISTRICT	37.1276	55.1276
SUMPTER TOWNSHIP	81070	LINCOLN CONS SCHOOL	37.2126	55.2126
HURON TOWNSHIP	82340	HURON SCHOOL DISTRICT	37.7779	55.7779
HURON TOWNSHIP	82365	WOODHAVEN-BROWNSTOWN	38.7557	56.7557
CANTON TOWNSHIP	82100	PLYMOUTH-CANTON COMM SCH	39.4413	57.4413
VAN BUREN TOWNSHIP	81070	LINCOLN CONSOLIDATED SCHOOLS	39.8003	57.8003
CANTON TOWNSHIP	82430	VAN BUREN PUBLIC SCHOOLS	40.3623	58.3623
CANTON TOWNSHIP	82160	WAYNE-WESTLAND COMM SCH	40.6028	58.6028
HURON TOWNSHIP	82180	FLAT ROCK COMMUNITY SCHOOLS	41.9979	59.9979
BROWNSTOWN TOWNSHIP	82290	GIBRALTAR SCHOOL DISTRICT	43.4949	61.4949
BROWNSTOWN TOWNSHIP	82365	WOODHAVEN-BROWNSTOWN	44.1454	62.1454
GROSSE ILE TOWNSHIP	82300	GROSSE ILE TOWNSHIP SCHOOLS	45.9783	61.9887
REDFORD TOWNSHIP	63090	CLARENCEVILLE SCHOOL	54.6441	72.6441
REDFORD TOWNSHIP	82110	REDFORD UNION SCHOOL	62.7391	80.7391
REDFORD TOWNSHIP	82140	SOUTH REDFORD SCHOOL	63.9389	81.9389

2019 CITY OF LIVONIA 25 LARGEST TAXPAYERS

	TAXABLE VALUE REAL	TAXABLE VALUE PERSONAL	TAXABLE VALUE TOTAL	TAXES AT VARIOUS MILLS
CONSUMERS ENERGY CO.	3,793,994	37,177,200	40,971,194	\$ 2,380,768.27
DTE ELECTRIC CO.	1,392,882	39,106,907	40,499,789	\$ 2,371,127.74
ASHLEY CAPITAL	32,481,641		32,481,641	\$ 1,926,779.87
SCHOSTAK BROTHERS	30,567,430	534,800	31,102,230	\$ 1,832,925.10
FORD MOTOR COMPANY **ACT 198	24,590,276	2,130,700 6,688,300	26,720,976 6,688,300	\$ 1,521,133.72 162,764.46
			TOTAL 33,409,276	\$ 1,683,898.18
AMAZON **ACT 198	443,063 22,220,500	5,223,300 7,931,600	5,666,363 30,152,100	\$ 281,106.68 933,756.96
			TOTAL 35,818,463	\$ 1,214,863.64
PROMANAS	14,379,086		14,379,086	\$ 855,751.79
RNDC-NWS LLC **ACT 198	1,599,000 22,220,500	7,931,600	1,599,000 30,152,100	\$ 97,015.01 755,904.81
			TOTAL 31,751,100	\$ 852,919.81
ARC	13,837,443		13,837,443	\$ 811,874.61
COLLEGE PARK-SCHOOLCRAFT	12,962,430		12,962,430	\$ 760,535.58
DEMBS-ROTH INDUSTRIAL DEV	12,623,351		12,623,351	\$ 749,279.12
MILLENNIUM LIVONIA LLC	12,756,437		12,756,437	\$ 748,449.50
UNIVERSAL PROP SMC LIVONIA	11,794,082		11,794,082	\$ 691,985.92
WAL-MART	9,656,611	2,043,600	11,700,211	\$ 659,613.18
T-MOBILE CENTRAL LLC	257,800	13,229,000	13,486,800	\$ 653,861.98
KELSEY-HA YES (TRW) **ACT 198	8,546,415 2,193,100	767,200 1,012,300	9,313,615 3,205,400	\$ 555,872.04 97,743.55
			TOTAL 12,519,015	\$ 653,615.60
ROUSH CORPORATION **ACT 198	8,791,584	3,007,400 1,100	11,798,984 1,100	\$ 642,155.31 26.77
			TOTAL 11,800,084	\$ 642,182.08
COMERICA	10,523,906		10,523,906	\$ 617,461.77
COSTCO WHOLESALE	6,710,244	3,706,200	10,416,444	\$ 566,682.33
MARRIOTT HOTEL	7,604,203	1,148,700	8,752,903	\$ 499,768.55
QUAKERTOWN CAMBRIDGE	8,279,831		8,279,831	\$ 485,796.73
PARAGON PROPERTIES IND DEV	8,009,704		8,009,704	\$ 472,753.67
VALASSIS MANUFACTURING **ACT 198	4,259,813 828,000	4,179,200	8,439,013 828,000	\$ 440,925.10 26,773.96
			TOTAL 9,267,013	\$ 467,699.06
LIVONIA ESTATES LTD	7,549,654		7,549,654	\$ 458,054.87
MENARDS	4,413,540 1,905,900	1,045,500 2,750,100	5,459,040 4,656,000	\$ 307,748.43 125,804.12
			TOTAL 10,115,040	\$ 433,552.55
	307,192,420	139,614,707	446,807,127	\$ 23,492,201.49

AD VALOREM RATES REAL PROP. 58.6723 COMM. PERS. 46.6723 IND. PERS. 34.6723

** ACT 198 RATES REAL PROP. 32.3357 PERS. PROP. 23.3357

AD VALOREM CITY MILLAGE	13.8927	\$5,155,916
ACT 198 CITY MILLAGE	6.9463	\$525,717
TOTAL CITY TAX DOLLARS		\$5,681,633

**PLYMOUTH ROAD DEVELOPMENT AUTHORITY
(P.R.D.A)
1994 - 2019 RECAPTURE**

	<u>1994 Parcel Count</u>	<u>1994 Assessed Value</u>	<u>2019 Parcel Count</u>	<u>2019 Taxable Value</u>
Real Property	578	251,784,070	579	258,787,498
Personal Property	893	178,771,840	829	68,342,900
Act 198				
Real Property	7	11,052,250	7	26,126,691
Personal Property	19	257,281,050	18	18,012,600
Act 255				
Real Property	<u>1</u>	<u>2,458,180</u>	<u>0</u>	<u>0</u>
Totals	1498	701,347,390	1433	371,269,689

**Amount of Captured Taxable Value for 2019:
- 330,077,701**