

CITY OF LIVONIA

2011 ASSESSMENT DATA



DEPARTMENTAL CORRESPONDENCE

DATE: APRIL 29, 2011
TO: JACK KIRKSEY, MAYOR
FROM: DAWN BORREGARD, ASST. ASSESSOR
SUBJECT: 2011 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 236 personal appearance appeals and 178 mail-in appeals. Of the total 414 appeals, 27 had applied for a poverty exemption.
- The 2011 State Equalized Value: 4,096,531,300 – overall decrease from 2010 of 8.4%.
- The 2011 Taxable Value: 4,073,306,000 – overall decrease from 2010 of 7.8%.
- The 2011 Act 198 – IFT Value: 135,951,830 – overall increase from 2010 of 3.0%.

2011 ADVALOREM TOTALS

Real Property

	2010 SEV	2011 SEV	2011 TAXABLE
Commercial	730,532,610	809,253,170	793,757,130
Industrial	457,412,570	258,647,100	256,439,960
Residential	2,751,579,940	2,573,876,560	2,569,227,130
TOTAL	3,939,525,120	3,641,776,830	3,619,424,220

Personal Property

	2010 SEV	2011 SEV	2011 TAXABLE
Commercial	216,844,970	200,513,950	200,513,950
Industrial	241,301,780	202,574,050	202,574,050
Utility	45,600,650	51,666,470	50,793,780
TOTAL	503,747,400	454,754,470	453,881,780

Total Advalorem	4,443,272,520	4,096,531,300	4,073,306,000
----------------------------	----------------------	----------------------	----------------------

**ACT 198
2011 INDUSTRIAL AND COMMERCIAL FACILITY TAX TOTALS**

Real Property

	2010 SEV	2011 SEV	2011 TAXABLE
Commercial	0	0	0
Industrial	34,341,890	50,979,620	50,718,600
TOTAL	34,341,890	50,979,620	50,718,600

Personal Property

	2010 SEV	2011 SEV	2011 TAXABLE
Commercial	0	0	0
Industrial	97,500,620	85,233,230	85,233,230
TOTAL	97,500,620	85,233,230	85,233,230

Total			
IFT	131,842,510	136,212,850	135,951,830

Grand Total of Advalorem & IFT	4,575,115,030	4,232,744,150	4,209,257,830
---	----------------------	----------------------	----------------------

2011 SUMMARY
CHANGE IN ASSESSED AND TAXABLE VALUE

REAL PROPERTY		
ASSESSED VALUE		TAXABLE VALUE
3,641,776,830	(2011)	3,619,424,220
- <u>3,939,525,120</u>	(2010)	- <u>3,890,951,740</u>
- 297,748,290	8.1% decrease	- 271,527,520
		7.5% decrease

PERSONAL PROPERTY		
ASSESSED VALUE		TAXABLE VALUE
454,754,470	(2011)	453,881,780
- <u>503,747,400</u>	(2010)	- <u>502,348,470</u>
48,992,930	10.7% decrease	48,466,690
		10.6% decrease

TOTAL		
ASSESSED VALUE		TAXABLE VALUE
4,096,531,470	(2011)	4,073,306,000
- <u>4,443,272,520</u>	(2010)	- <u>4,393,300,210</u>
- 346,741,050	8.4% decrease	- 319,994,210
		7.8% decrease

ACT 198		
ASSESSED VALUE		TAXABLE VALUE
136,212,850	(2011)	135,951,830
- <u>131,842,620</u>	(2010)	- <u>130,864,170</u>
4,370,230	3.3% increase	5,087,660
		3.8% increase

GRAND TOTAL		
ASSESSED VALUE		TAXABLE VALUE
4,232,744,320	(2011)	4,209,257,830
- <u>4,575,115,030</u>	(2010)	- <u>4,524,164,380</u>
- 342,370,710	-8.0% overall	- 314,906,550
		-7.5% overall

TAXABLE VALUE ANALYSIS

Under Proposal A, a 2011 capped value was calculated for all real property by multiplying the 2010 taxable value by the lesser of 5%, or the rate of inflation (1.017 for 2011). This new figure was compared to the 2011 state equalized value, *parcel by parcel*. The lower of the two became the 2011 taxable value. If a parcel sold in 2010 the valuation was 'uncapped' and the state equalized value automatically became the 2011 taxable value. The value is 're-capped' for future years until the property is sold. The total TAXABLE VALUE for 2011 is:

REAL:	3,619,424,220	
PERSONAL:	<u>453,881,780</u>	(Not subject to Proposal A limitations)
TOTAL:	4,073,306,000	*

The TAXABLE VALUE is used to calculate the 2011 tax bills. The difference in city tax dollars yielded from the STATE EQUALIZED VALUE and TAXABLE VALUE is:

2011 TOTAL SEV:	4,096,531,300	@ 11.4365 mills = \$ 46,849,980
2011 TOTAL TAXABLE:	<u>4,073,306,000</u>	@ 11.4365 mills = \$ <u>46,584,360</u> *
2011 loss in value due to Prop A:	23,225,300	
2011 loss in city tax due to Prop A:		\$265,620

	<u>Loss in Value Due to Prop A</u>	<u>Loss in City Tax Due to Prop A</u>
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
1995-2011: \$99,738,650**

2010 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>
LIVONIA	LIVONIA	11.4365	11.4365			51.9441	34.4541
LIVONIA	CLARENCEVILLE	11.4365	11.4365			53.2388	35.9310
ROMULUS	ROMULUS	11.9023	10.3563	1.5460		57.0600	39.5701
ROMULUS	WOODHAVEN	11.9023	10.3563	1.5460		58.2257	40.5479
ROMULUS	WAYNE/WESTLAND (ROM)	11.9023	10.3563	1.5460		59.1312	41.1312
ROMULUS	WAYNE/WESTLAND	11.9023	10.3563	1.5460		59.5912	41.5912
WESTLAND	TAYLOR	13.9574	13.9574			52.6252	34.6252
WESTLAND	LIVONIA	13.9574	13.9574			55.0550	37.5650
WESTLAND	LIVONIA / NANKIN	13.9574	13.9574			55.0550	37.5650
WESTLAND	GARDEN CITY	13.9574	13.9574			57.3350	39.3350
WESTLAND	WAYNE/WESTLAND	13.9574	13.9574			61.6463	43.6463
WESTLAND	WAYNE/WEST/CHERRY HL	13.9574	13.9574			61.6463	43.6463
WESTLAND	WAYNE/WEST/NANKIN	13.9574	13.9574			61.6463	43.6463
WESTLAND	WAYNE/WEST/ROMULUS	13.9574	13.9574			61.6463	43.6463
WESTLAND	INKSTER	13.9574	13.9574			68.1252	50.1252
GROSSE POINTE FARMS	GROSSE POINTE	15.0412	12.4166	1.0834	1.5412	56.1911	44.6624
GROSSE POINTE PARK	GROSSE POINTE	15.6252	13.2740	.81	1.5412	56.7751	45.2464
GROSSE POINTE	GROSSE POINTE	15.8034	13.6146	.6476	1.5412	56.9533	45.4246
NORTHVILLE	NORTHVILLE	16.5961	15.0670	.1626	1.3665	58.4937	40.4937
ALLEN PARK	MELVINDALE/N ALLEN PK	16.9836	13.9336	3.05		55.6514	37.6514
ALLEN PARK	SOUTHGATE	16.9836	13.9336	3.05		60.5514	42.5514
ALLEN PARK	ALLEN PARK	16.9836	13.9336	3.05		62.6514	44.6514
FLAT ROCK	GIBRALTER	17.2497	17.2497			60.4275	42.4275
FLAT ROCK	FLAT ROCK	17.2497	17.2497			62.3275	44.3275
FLAT ROCK	WOODHAVEN	17.2497	17.2497			62.9831	45.3053
GROSSE POINTE SHORES	GROSSE POINTE	17.4312	15.8900		1.5412	58.5811	47.0524
PLYMOUTH	PLYMOUTH / CANTON	17.7217	13.1034	2.89	1.7283	58.8793	40.8793
RIVERVIEW	RIVERVIEW	17.96	14.26	3.70		60.4278	42.4278
GARDEN CITY	GARDEN CITY	18.1766	16.4403	1.7363		61.5542	43.5542
WOODHAVEN	GIBRALTER	18.33	18.33			61.5078	43.5078
WOODHAVEN	WOODHAVEN	18.33	18.33			64.0634	46.3856
BELLEVILLE	VAN BUREN	18.60	17.90		.7000	60.7878	42.7878
GIBRALTER	GIBRALTER	19.08	16.58	2.50		62.2578	44.2578
DEARBORN HEIGHTS	CRESTWOOD	19.3339	16.2132	3.1207		58.0017	40.0017
DEARBORN HEIGHTS	TAYLOR	19.3339	16.2132	3.1207		58.0017	40.0017
DEARBORN HEIGHTS	WESTWOOD	19.3339	16.2132	3.1207		58.0017	40.0017
DEARBORN HEIGHTS	WAYNE/WSTLD/CHERRY HL	19.3339	16.2132	3.1207		62.5539	44.5539
DEARBORN HEIGHTS	DEARBORN DIST. #7	19.3339	16.2132	3.1207		62.6699	44.6699
DEARBORN HEIGHTS	DEARBORN	19.3339	16.2132	3.1207		63.3648	50.4260
DEARBORN	WESTWOOD	19.58	15.00	4.58		58.2478	40.2478
DEARBORN	DEARBORN	19.58	15.00	4.58		63.6109	50.6721
GROSSE POINTE WOODS	GROSSE POINTE	20.0829	14.7397	3.8020	1.5412	61.2328	49.7041
SOUTHGATE	SOUTHGATE	20.5626	18.9366	1.6260		64.1301	46.1301
TRENTON	RIVERVIEW	21.75	17.9365	3.8135		64.2178	46.2178
TRENTON	TRENTON	21.75	17.9365	3.8135		63.2678	47.7733
HAMTRAMCK	HAMTRAMCK	21.9132	21.9132			64.9790	46.9790
WYANDOTTE	WYANDOTTE	22.0362	17.087	3.4130	1.5362	67.2230	49.3040
WAYNE	WAYNE / WESTLAND	22.3335	22.3335			70.0224	52.0224
ROCKWOOD	GIBRALTER	22.7825	16.7725	6.01		65.9603	47.9603
LINCOLN PARK	LINCOLN PARK	23.9991	21.6578	2.3413		67.5835	49.6105
TAYLOR	TAYLOR	25.3488	18.2538	7.0950		64.0166	46.0166
HARPER WOODS	HARPER WOODS	28.4168	24.4168	4.00		74.4846	56.4846
HARPER WOODS	GROSSE POINTE	29.9580	24.4168	4.00	1.5412	71.1079	59.5792
MELVINDALE	MELVINDALE/N ALLEN PK	30.2892	26.2892	4.00		68.9570	50.9570
INKSTER	TAYLOR	32.1269	21.8014	10.3255		70.7947	52.7947
INKSTER	WESTWOOD	32.1269	21.8014	10.3255		70.7947	52.7947
INKSTER	WAYNE/WEST/CHERRY HL	32.1269	21.8014	10.3255		75.8069	57.8069
INKSTER	WAYNE / WESTLAND	32.1269	21.8014	10.3255		79.8158	61.8158
INKSTER	INKSTER	32.1269	21.8014	10.3255		86.2947	68.2947
DETROIT	DETROIT	33.4984	24.5827	8.9157		84.5085	66.6777
HIGHLAND PARK	HIGHLAND PARK	37.8758	30.8258	7.05		80.1392	62.4092
RIVER ROUGE	RIVER ROUGE	42.9414	23.9701	18.9713		90.4392	77.4403
ECORSE	ECORSE	43.0034	32.3184	10.685		89.8850	72.1712
ECORSE	RIVER ROUGE	43.0034	32.3184	10.685		90.5012	77.5023

2010 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	4.4904	3.7904		.7000	44.8580	26.8580
SUMPTER	VAN BUREN	4.4904	3.7904		.7000	46.6782	28.6782
SUMPTER	HURON	4.4904	3.7904		.7000	48.1282	30.1282
SUMPTER	LINCOLN CONSOLIDATED	4.4904	3.7904		.7000	50.5284	32.5284
VAN BUREN	VAN BUREN	5.6144	4.9144		.7000	47.8022	29.8022
VAN BUREN	LINCOLN CONSOLIDATED	5.6144	4.9144		.7000	51.6524	33.6524
PLYMOUTH	PLYMOUTH-CANTON	5.7283	4.0000		1.7283	46.8859	28.8859
HURON	HURON	7.7430	7.7430			51.3808	33.3808
HURON	FLAT ROCK	7.7430	7.7430			52.8208	34.8208
HURON	WOODHAVEN	7.7430	7.7430			53.4764	35.7986
NORTHVILLE	PLYMOUTH-CANTON	8.5339	6.2574	.9100	1.3665	49.6915	31.6915
NORTHVILLE	NORTHVILLE	8.5339	6.2574	.9100	1.3665	50.4315	32.4315
GROSSE ILE	GROSSE ILE	11.8606	7.7106	4.1500		56.1140	40.2845
CANTON	PLYMOUTH-CANTON	11.9437**	10.4000**		1.5437	53.1013	35.1013
CANTON	VAN BUREN	11.9437**	10.4000**		1.5437	54.1315	36.1315
CANTON	WAYNE-WESTLAND	11.9437**	10.4000**		1.5437	55.0337	37.0337
BROWNSTOWN	TAYLOR	13.0591*	12.0431*	1.0160		51.1369	33.1369
BROWNSTOWN	GIBRALTAR	13.0591*	12.0431*	1.0160		56.2369	38.2369
BROWNSTOWN	WOODHAVEN	13.0591*	12.0431*	1.0160		58.7925	41.1147
REDFORD	CLARENCEVILLE	18.4090***	16.5549***	.3800	1.4741	60.8013	43.4935
REDFORD	REDFORD UNION	18.4090***	16.5549***	.3800	1.4741	63.0768	45.0768
REDFORD	SOUTH REDFORD	18.4090***	16.5549***	.3800	1.4741	64.4968	46.4968

* 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 .6480 MILLS FOR STREET LIGHTS (REAL PROPERTY ONLY)

**2010 TOTAL TAX RATES
FOR CITIES WITHIN WAYNE COUNTY**

<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>NON-HOMESTEAD RATE</u>	<u>HOMESTEAD RATE</u>
LIVONIA	LIVONIA	51.9441	34.4541
WESTLAND	TAYLOR	52.6252	34.6252
LIVONIA	CLARENCEVILLE	53.2388	35.9310
WESTLAND	LIVONIA	55.0550	37.5650
WESTLAND	LIVONIA / NANKIN	55.0550	37.5650
ALLEN PARK	MELVINDALE / N ALLEN PK	55.6514	37.6514
WESTLAND	GARDEN CITY	57.3350	39.3350
ROMULUS	ROMULUS	57.0600	39.5701
DEARBORN HEIGHTS	CRESTWOOD	58.0017	40.0017
DEARBORN HEIGHTS	TAYLOR	58.0017	40.0017
DEARBORN HEIGHTS	WESTWOOD	58.0017	40.0017
DEARBORN	WESTWOOD	58.2478	40.2478
NORTHVILLE	NORTHVILLE	58.4937	40.4937
ROMULUS	WOODHAVEN	58.2257	40.5479
PLYMOUTH	PLYMOUTH / CANTON	58.8793	40.8793
ROMULUS	WAYNE / WESTLAND (ROM)	59.1312	41.1312
ROMULUS	WAYNE / WESTLAND	59.5912	41.5912
FLAT ROCK	GIBRALTER	60.4275	42.4275
RIVERVIEW	RIVERVIEW	60.4278	42.4278
ALLEN PARK	SOUTHGATE	60.5514	42.5514
BELLEVILLE	VAN BUREN	60.7878	42.7878
WOODHAVEN	GIBRALTER	61.5078	43.5078
GARDEN CITY	GARDEN CITY	61.5542	43.5542
WESTLAND	WAYNE / WESTLAND	61.6463	43.6463
WESTLAND	WAYNE / WEST / CHERRY HL	61.6463	43.6463
WESTLAND	WAYNE / WEST / NANKIN	61.6463	43.6463
WESTLAND	WAYNE / WEST / ROMULUS	61.6463	43.6463
GIBRALTER	GIBRALTER	62.2578	44.2578
FLAT ROCK	FLAT ROCK	62.3275	44.3275
DEARBORN HEIGHTS	WAYNE/WESTLD/CHERRY HL	62.5539	44.5539
ALLEN PARK	ALLEN PARK	62.6514	44.6514
GROSSE POINTE FARMS	GROSSE POINTE	56.1911	44.6624
DEARBORN HEIGHTS	DEARBORN DIST. #7	62.6699	44.6699
GROSSE POINTE PARK	GROSSE POINTE	56.7751	45.2464
FLAT ROCK	WOODHAVEN	62.9831	45.3053
GROSSE POINTE	GROSSE POINTE	56.9533	45.4246
TAYLOR	TAYLOR	64.0166	46.0166
SOUTHGATE	SOUTHGATE	64.1301	46.1301
TRENTON	RIVERVIEW	64.2178	46.2178
WOODHAVEN	WOODHAVEN	64.0634	46.3856
HAMTRAMCK	HAMTRAMCK	64.9790	46.9790
GROSSE POINTE SHORES	GROSSE POINTE	58.5811	47.0524
TRENTON	TRENTON	63.2678	47.7733
ROCKWOOD	GIBRALTER	65.9603	47.9603
WYANDOTTE	WYANDOTTE	67.2230	49.3040
LINCOLN PARK	LINCOLN PARK	67.5835	49.6105
GROSSE POINTE WOODS	GROSSE POINTE	61.2328	49.7041
WESTLAND	INKSTER	68.1252	50.1252
DEARBORN HEIGHTS	DEARBORN	63.3648	50.4260
DEARBORN	DEARBORN	63.6109	50.6721
MELVINDALE	MELVINDALE / N ALLEN PK	68.9570	50.9570
WAYNE	WAYNE / WESTLAND	70.0224	52.0224
INKSTER	TAYLOR	70.7947	52.7947
INKSTER	WESTWOOD	70.7947	52.7947
HARPER WOODS	HARPER WOODS	74.4846	56.4846
INKSTER	WAYNE / WEST / CHERRY HL	75.8069	57.8069
HARPER WOODS	GROSSE POINTE	71.1079	59.5792
INKSTER	WAYNE / WESTLAND	79.8158	61.8158
HIGHLAND PARK	HIGHLAND PARK	80.1392	62.4092
DETROIT	DETROIT	84.5085	66.6777
INKSTER	INKSTER	86.2947	68.2947
ECORSE	ECORSE	89.8850	72.1712
RIVER ROUGE	RIVER ROUGE	90.4392	77.4403
ECORSE	RIVER ROUGE	90.5012	77.5023

**2010 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	44.8580	26.8580
SUMPTER	VAN BUREN	46.6782	28.6782
PLYMOUTH	PLYMOUTH-CANTON	46.8859	28.8859
VAN BUREN	VAN BUREN	47.8022	29.8022
SUMPTER	HURON	48.1282	30.1282
NORTHVILLE	PLYMOUTH-CANTON	49.6915	31.6915
NORTHVILLE	NORTHVILLE	50.4315	32.4315
SUMPTER	LINCOLN CONSOLIDATED	50.5284	32.5284
BROWNSTOWN	TAYLOR	51.1369	33.1369
HURON	HURON	51.3808	33.3808
VAN BUREN	LINCOLN CONSOLIDATED	51.6524	33.6524
HURON	FLAT ROCK	52.8208	34.8208
CANTON	PLYMOUTH-CANTON	53.1013	35.1013
HURON	WOODHAVEN	53.4764	35.7986
CANTON	VAN BUREN	54.1315	36.1315
CANTON	WAYNE-WESTLAND	55.0337	37.0337
BROWNSTOWN	GIBRALTAR	56.2369	38.2369
GROSSE ILE	GROSSE ILE	56.1140	40.2845
BROWNSTOWN	WOODHAVEN	58.7925	41.1147
REDFORD	CLARENCEVILLE	60.8013	43.4935
REDFORD	REDFORD UNION	63.0768	45.0768
REDFORD	SOUTH REDFORD	64.4968	46.4968

2011 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	747	15,363,070		
VACANT	<u>603</u>	<u>5,915,280</u>		
TOTAL PARCEL COUNT	1,350	21,278,350	20,570	2.02
25,010 - 37,500				
TOTAL IMPROVED	1,564	49,496,840		
VACANT	<u>121</u>	<u>3,826,910</u>		
TOTAL PARCEL COUNT	1,685	53,323,750	31,650	4.24
37,510 - 50,000				
TOTAL IMPROVED	4,402	199,154,550		
VACANT	<u>19</u>	<u>780,590</u>		
TOTAL PARCEL COUNT	4,421	199,935,140	45,240	11.93
50,010 - 62,500				
TOTAL IMPROVED	10,129	568,506,780		
VACANT	<u>8</u>	<u>429,090</u>		
TOTAL PARCEL COUNT	10,137	568,935,870	56,120	27.46
62,510 - 75,000				
TOTAL IMPROVED	7,975	545,027,010		
VACANT	<u>6</u>	<u>403,150</u>		
TOTAL PARCEL COUNT	7,981	545,430,160	68,340	21.62
75,010 - 100,000				
TOTAL IMPROVED	8,263	707,951,800		
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	8,263	707,951,800	85,670	22.40
100,010 - 125,000				
TOTAL IMPROVED	2,295	251,571,800		
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	2,295	251,571,800	109,610	6.22
125,010 - 150,000				
TOTAL IMPROVED	963	130,826,530		
VACANT	<u>1</u>	<u>133,000</u>		
TOTAL PARCEL COUNT	964	130,959,530	135,850	2.61
150,010+				
TOTAL IMPROVED	542	93,530,230		
VACANT	<u>3</u>	<u>984,270</u>		
TOTAL PARCEL COUNT	545	94,514,500	172,560	1.47

* 36,880 total parcels - improved only

AVERAGE ASSESSED VALUE OF IMPROVED RESIDENTIAL PROPERTY: 69,450

ESTIMATED TRUE CASH VALUE: \$ 138,900

AVERAGE MARKET VALUE OF HOMES THAT HAVE SOLD: \$ 126,600 **

**includes bank sales

COMPARISON OF RESIDENTIAL ASSESSMENTS 2009 thru 2011

ASSESSED VALUE <u>RANGE</u>	PARCEL COUNT			% CHANGE		AVERAGE ASSESSMENT <u>2011</u>
	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2010</u>	<u>2011</u>	
1 - 25,000	148	383	747	+61.4	+48.7	20,560
25,010 - 37,500	697	1,222	1,564	+42.9	+21.8	31,640
37,510 - 50,000	1,631	2,914	4,402	+44.0	+33.8	45,240
50,010 - 62,500	4,033	9,271	10,129	+56.5	+8.47	56,120
62,510 - 75,000	9,341	8,262	7,975	-13.0	-3.6	68,340
75,010 - 100,000	12,227	9,721	8,263	-25.8	-17.6	85,670
100,010 - 125,000	5,488	3,278	2,295	-67.4	-42.8	109,610
125,010 - 150,000	2,016	1,150	963	-75.3	-19.4	135,850
150,010+	1,288	666	542	-93.4	-22.8	172,560

**2010
LARGEST IMPROVED
RESIDENTIAL SALES**

<u>SALE PRICE</u>	<u>PARCEL NUMBER</u>	<u>ADDRESS</u>	<u>CROSS ROADS</u>
\$ 380,000	034-08-0005-000	18827 Vanderhaven	Seven Mile/Wayne
377,000	038-04-0016-000	32413 Maria Ct.	Seven Mile/Farmington
365,000	029-05-0007-000	18947 Van	Seven Mile/Wayne
360,000	060-01-0691-001	15671 Ingram	Five Mile/Merriman
356,500	034-08-0014-000	18972 Vanderhaven	Seven Mile/Gill
350,000	030-04-0106-000	18453 Westchester	Seven Mile/Newburgh
350,000	014-04-0007-000	34621 Navin	Eight Mile/Gill
349,500	014-08-0007-000	20684 Sarah	Eight Mile/Gill
335,000	014-03-0542-000	20611 Ellen	Eight Mile/Gill
322,000	030-03-0053-000	37107 Kingsburn	Seven Mile/Newburgh

RESIDENTIAL TAX ANALYSIS 2010 - 2011

	2010		2011
HIGHEST residential taxable value:	356,260		317,040 *
City millage rate:	.0114365		.0114365 **
City taxes:	\$ 4074.36		\$ 3625.83

LOWEST residential taxable value:	13,470		12,760 ***
City millage rate:	.0114365		.0114365 **
City taxes:	\$ 154.05		\$ 145.93

AVERAGE residential taxable value:	72,860		68,250
City millage rate:	.0114365		.0114365 **
City taxes:	\$ 833.26		\$ 780.54

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

** Tentative 2011 millage

*** Home located at 19911 Inkster – Inkster / Eight Mile

**2011
CITY OF LIVONIA
30 LARGER BUSINESSES**

	TAXABLE VALUE REAL (Bldg. & Land)	TAXABLE VALUE PERSONAL (Mach. & Equip.)	TAXABLE VALUE TOTAL	TAXES AT VARIOUS MILLS (Rates Below)
FORD MOTOR COMPANY	24,531,150	90,830,380	115,361,530	3,858,746
ACT 198 – AFTER 12-31-93 **		48,359,330	48,359,330	683,521
SCHOSTAK BROTHERS	35,390,350	491,650	35,882,000	1,858,210
DETROIT EDISON	1,326,680	32,575,490	33,902,170	1,386,725
VICTOR CORPORATE CENTER	21,448,680	13,210	21,461,890	1,114,668
COMERICA	20,714,720		20,714,720	1,076,007
RAMCO	17,650,420		17,650,420	916,836
SMC INVESTORS LLC	16,651,670	5,130	16,656,800	865,164
ASHLEY CAPITAL	16,508,860		16,508,860	857,538
WAL-MART	13,538,660	3,222,330	16,760,990	833,611
VALASSIS MANUFACTURING	5,457,490	14,272,340	19,729,830	689,592
ACT 198 – AFTER 12-31-93 **	2,300,000		2,300,000	66,423
VARITY KELSEY-HAYES (TRW)	6,494,980	6,538,400	13,033,380	523,421
ACT 198 – AFTER 12-31-93 **	6,101,430	2,864,630	8,966,060	216,695
MARRIOTT HOTEL	13,079,370	1,214,040	14,293,410	728,510
COLLEGE PARK-SCHOOLCRAFT	12,474,430		12,474,430	647,973
CONSUMERS ENERGY CO.	2,091,250	13,222,200	15,313,450	643,520
ROUSH/CRUCAM CORP.	6,124,580	7,921,930	14,046,510	543,548
ACT 198 – AFTER 12-31-93 **	1,750,000	3,222,790	4,972,790	96,091
DEMBS-ROTH INDUSTRIAL DEV	11,780,890		11,780,890	611,947
FIRST INDUSTRIAL L P	11,397,760		11,397,760	592,047
TECHNICOLOR		5,878,540	5,878,540	237,811
ACT 198 – AFTER 12-31-93 **	10,572,840		10,572,840	305,336
LAUREL OFFICE PARK ASSOC.	10,318,440		10,318,440	535,982
SEARS, ROEBUCK & CO.	9,588,930	543,400	10,132,330	520,072
COSTCO WHOLESALE	8,150,630	2,359,700	10,510,330	518,836
39000 ASSOCIATES LLC	9,817,110		9,817,110	509,940
PARAGON PROPERTIES IND DEV	9,465,780		9,465,780	491,692
GENERAL MOTORS CORP.	9,120,590	317,680	9,438,270	482,801
T-MOBILE CENTRAL LLC	302,120	11,459,340	11,761,460	479,272
QUAKERTOWN CAMBRIDGE	8,725,420		8,725,420	453,234
COUNTRY FRESH	3,491,640	5,984,390	9,476,030	351,650
ACT 198 – AFTER 12-31-93 **		5,983,120	5,983,120	84,566
S.I.J.L.-SHAMIE POMEROY	8,086,290		8,086,290	420,035
EMBASSY SUITES	7,352,970	721,370	8,074,340	411,126
MEIJER	6,573,790	1,389,720	7,963,510	397,690
TOTALS	348,379,920	259,391,110	607,771,030	25,010,836

AD VALOREM RATES REAL PROP. 51.9441 COMM. PERS. 40.4541 IND. PERS. 28.4541
 ** ACT 198 RATES REAL PROP. 28.8792 PERS. PROP. 14.1342

CITY MILLAGE 11.4365 \$6,022,654
 ACT 198 CITY MILLAGE 5.7182 \$464,055
 TOTAL CITY TAX DOLLARS \$6,486,709

2010 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>
17199 Laurel Park	LPR Assoc. Lmted.	North Laurel Project LLC	\$ 6,000,000	Office
17197 Laurel Park	Wells Fargo Bank	LOP III Holding Co.	\$ 4,500,000	Office
30000 Plymouth	KR Livonia Inc.	Livonia Center LLC	\$ 2,500,000	Box Retail
11900 Globe	Dexia Real Estate	Nina Properties LLC	\$ 1,090,000	Office/Whse.
36421 Plymouth	AM Minimart	Radhe Group LLC	\$ 1,030,000	Gas Station

INDUSTRIAL SALES

<u>ADDRESS</u>	<u>SELLER OR OCCUPANT</u>	<u>BUYER OR OCCUPANT</u>	<u>SALE PRICE</u>	<u>USE</u>
29601 Industrial	Gershman Properties LLC	The Kroger Co.	\$ 5,600,000	Manufacturing
35601 Veronica	Action Distributing Co.	35601 Veronica LLC	\$ 3,050,000	Office/Whse
32333 Capitol	FSH Assoc.	664 Livonia LLC	\$ 2,250,000	Office/Whse
32500 Capitol	First Industrial LLC	Capitol Holdings LLC	\$ 1,100,000	Office/Whse
12350 Sears	Sears Drive Realty LLC	Farmington Property LLC	\$ 1,100,000	Office/Whse

PLYMOUTH ROAD DEVELOPMENT AUTHORITY (P.R.D.A)
1994 - 2011 RECAPTURE

	<u>1994 Parcel Count</u>	<u>1994 Assessed Value</u>	<u>2011 Parcel Count</u>	<u>2011 Taxable Value</u>
Real Property	595	253,039,020	603	280,255,690
Personal Property	893	178,771,840	734	194,553,260
Act 198				
Real Property	7	11,052,250	10	9,039,690
Personal Property	19	257,281,050	32	69,865,780
Act 255				
Real Property	<u>1</u>	<u>2,458,180</u>	<u>0</u>	<u>0</u>
Totals	1515	702,602,340	1379	553,714,420

Amount of Captured Taxable Value for 2011:
- 148,887,920