

CITY OF LIVONIA

2020 ASSESSMENT DATA



DEPARTMENTAL CORRESPONDENCE

DATE: June 1, 2020
TO: Maureen Miller-Brosnan, Mayor
FROM: Linda Gosselin, Assessor
SUBJECT: 2020 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 335 total appeals, including 87 personal appearance appeals and 89 mail-in appeals. Of the 335 total appeals, 25 applications were for poverty exemption and 159 applications for veteran exemption were granted for total property tax relief.
- The 2020 Ad-Valorem Taxable Values are:
Real: 4,073,114,885 – an overall increase from 2019 of ~3.51%.
Personal: 304,195,550 – an overall increase from 2019 of ~2.07%
GRAND TOTAL: 4,377,310,435 – an overall increase from 2019 of ~3.40%
- The 2020 Act 198 – IFT Taxable Values are:
Real: 60,521,836 – an overall increase from 2019 of 7.65%.
Personal: 33,305,800 – an overall decrease from 2019 of 29.24%
GRAND TOTAL: 93,827,636
- The Act 210 (Commercial Rehab) Taxable Values are:
2015: 466,550
2016: 1,389,760
2017: 1,389,900
2018: 1,389,900
2019: 676,800
2020: 676,800

AD VALOREM VALUE TOTALS

REAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2019	2020	% CHANGE
Commercial Real	890,876,100	901,683,700	1.21%
Industrial Real	261,506,900	277,465,800	6.10%
Residential Real	3,770,822,990	3,983,938,550	5.65%
TOTALS:	4,923,205,990	5,163,088,050	4.87%

TAXABLE VALUE (TV)			
	2019	2020	% CHANGE
Commercial Real	739,566,990	763,377,604	3.22%
Industrial Real	242,941,921	247,050,455	1.69%
Residential Real	2,952,670,414	3,062,686,826	3.73%
TOTALS:	3,935,179,325	4,073,114,885	3.51%

PERSONAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2019	2020	% CHANGE
Commercial Personal	183,278,100	191,287,500	4.37%
Industrial Personal	34,353,800	28,557,400	-16.87%
Utility Personal	80,784,400	84,446,500	4.53%
TOTALS:	298,416,300	304,291,400	1.97%

TAXABLE VALUE (TV)			
	2019	2020	% CHANGE
Commercial Personal	183,278,100	191,287,500	4.37%
Industrial Personal	34,353,800	28,557,400	-16.87%
Utility Personal	80,397,300	84,350,650	4.92%
TOTALS:	298,029,200	304,195,550	2.07%

TOTAL AD VALOREM VALUE			
	2019	2020	% CHANGE
STATE EQUALIZED VALUE	5,221,622,290	5,467,379,450	4.71%
TAXABLE VALUE	4,233,208,525	4,377,310,435	3.40%

SPECIAL ACTS TOTALS

REAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2019	2020	% CHANGE
Land Bank Real	80,500	84,600	5.09%
I.F.T. Real	56,460,800	70,982,600	25.72%
Commercial Real	7,228,500	7,215,600	-0.18%
TOTALS:	63,769,800	78,282,800	22.76%

TAXABLE VALUE (TV)			
	2019	2020	% CHANGE
Land Bank Real	80,500	82,029	1.90%
I.F.T. Real	56,219,295	60,521,836	7.65%
Commercial Real	6,933,460	6,981,910	0.70%
TOTALS:	63,233,255	67,585,775	6.88%

PERSONAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2019	2020	% CHANGE
I.F.T. Personal	47,068,500	33,305,800	-29.24%
TOTALS:	47,068,500	33,305,800	-29.24%

TAXABLE VALUE (TV)			
	2019	2020	% CHANGE
I.F.T. Personal	47,068,500	33,305,800	-29.24%
TOTALS:	47,068,500	33,305,800	-29.24%

TOTAL SPECIAL ACT VALUE			
	2019	2020	% CHANGE
STATE EQUALIZED VALUE	110,838,300	111,588,600	0.68%
TAXABLE VALUE	110,301,755	100,891,575	-8.53%

**GRAND TOTAL
AD VALOREM & SPECIAL ACTS**

GRAND TOTAL AD VALOREM & SPECIAL ACT VALUE			
	2019	2020	% CHANGE
STATE EQUALIZED VALUE	5,332,460,590	5,578,968,050	4.62%
TAXABLE VALUE	4,343,510,280	4,478,202,010	3.10%

BROWNFIELD & NON-TAXABLE TOTALS

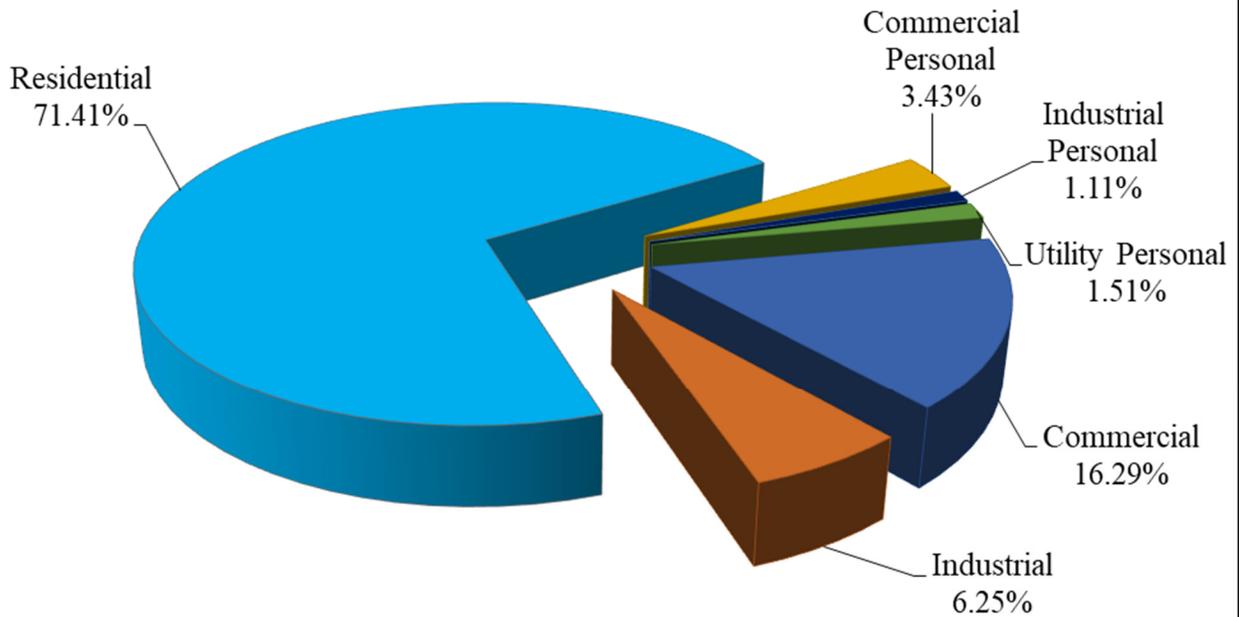
BROWNFIELD PARCELS (Included in Ad Valorem Totals)		
	2019	2020
STATE EQUALIZED VALUE	20,656,700	23,243,400
TAXABLE VALUE	18,436,993	21,374,406

NON-TAXABLE ACT 328		
	2019	2020
STATE EQUALIZED VALUE	29,029,700	24,522,900
TAXABLE VALUE	29,029,700	24,522,900

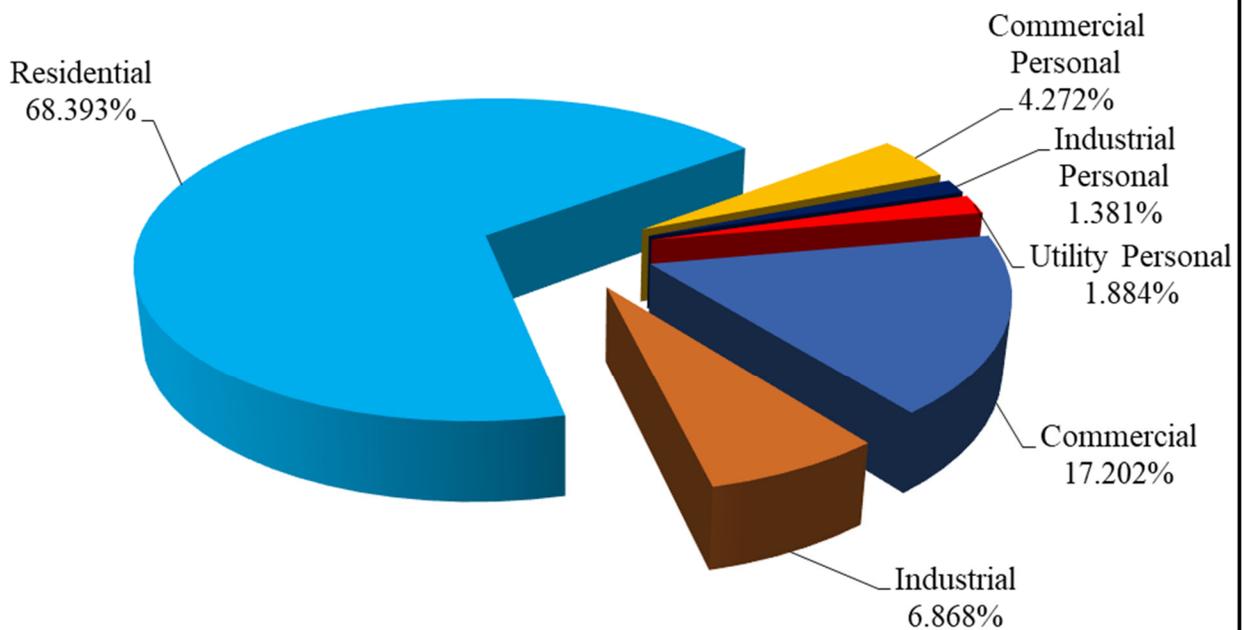
ACT 328 (Not included in totals)

**A123 Systems, LLC
EMS Product Development
Washers Inc. DBA Alpha USA (2)
Helm Inc.
Odyssey Electronics
Admiral Tool & Manufacturing Company
Visotek Inc.**

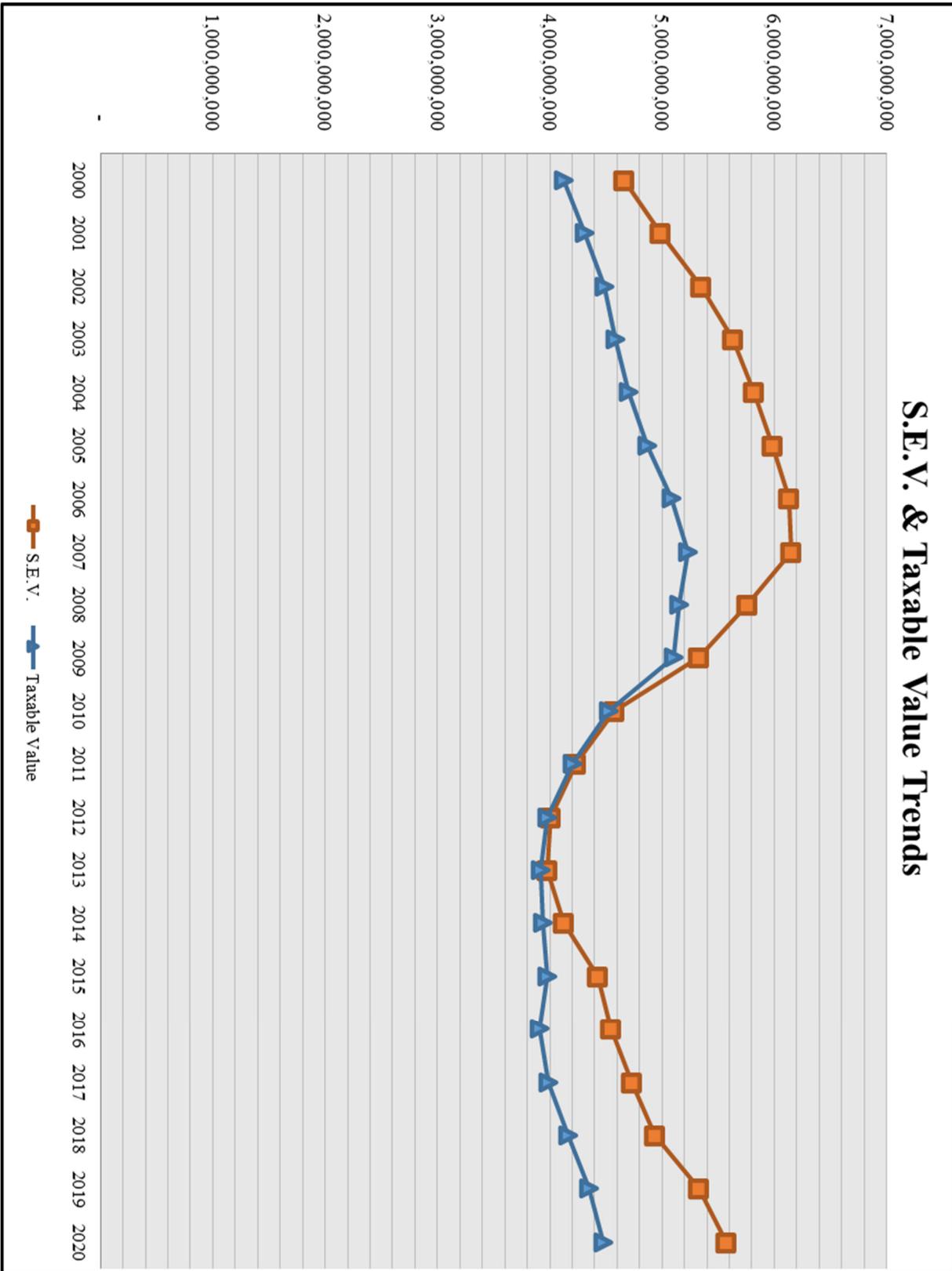
2020 State Equalized Value by Property Class



2020 Taxable Value by Property Class



20 YEAR S.E.V. & TAXABLE VALUE TRENDS



2020
TAXABLE VALUE
HOMESTEAD vs. NON-HOMESTEAD
RESIDENTIAL PROPERTIES

Total Residential Taxable Value:
3,062,686,826

Total Residential Parcel Count:
37,823

Livonia School District
Taxable Value: 2,912,278,623
Parcel Count: 34,907

Homestead Taxable Value:
2,741,908,747 / 94.15%
Parcel Count: 32,110

Non-Homestead Value:
170,369,876 / 5.85%
Parcel Count: 2,797

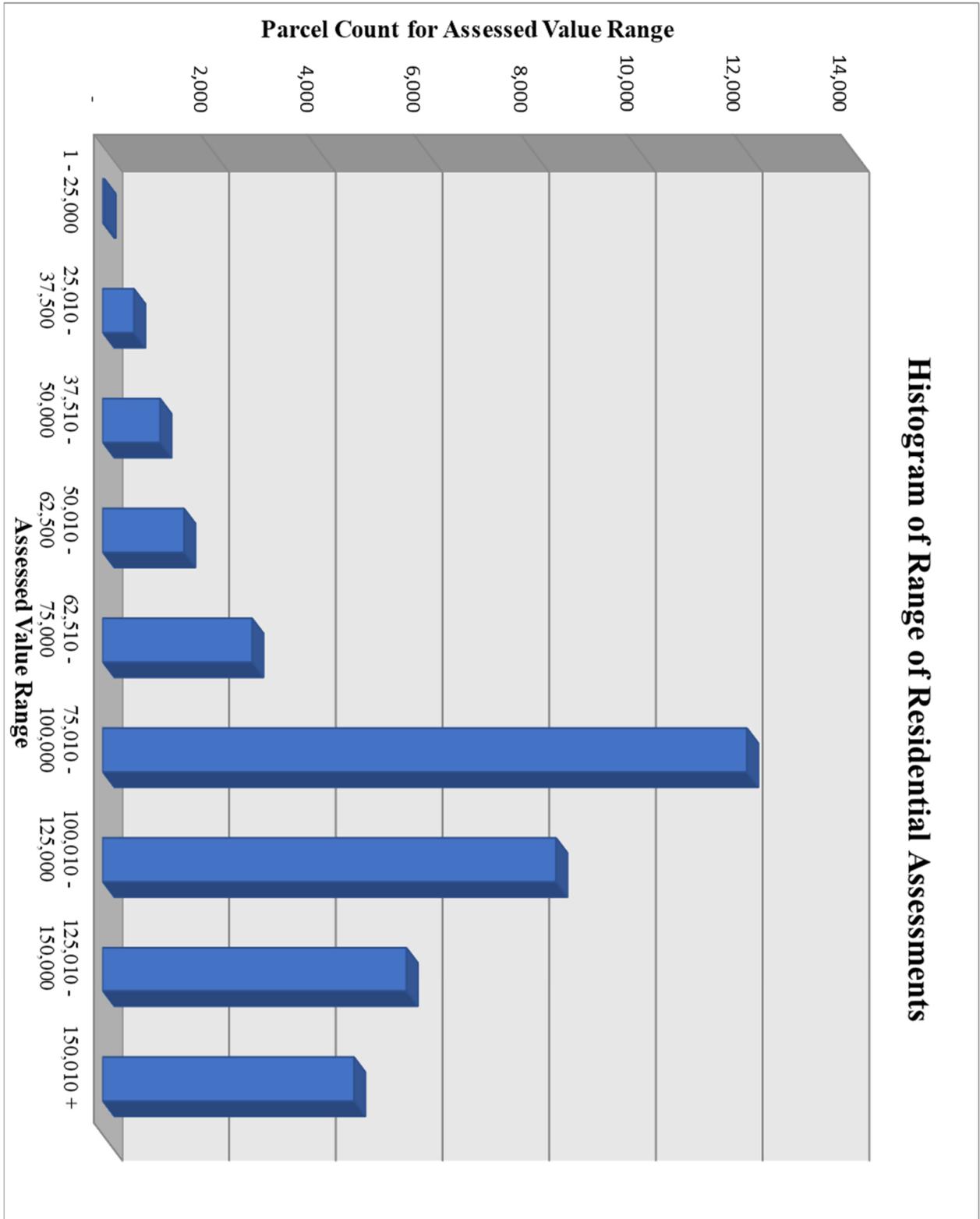
Clarenceville School District
Taxable Value: 150,408,203
Parcel Count: 2,916

Homestead Taxable Value:
129,806,154 / 86.30%
Parcel Count: 2,396

Non-Homestead Value:
20,602,049 / 13.70%
Parcel Count: 520

2020 RANGE OF RESIDENTIAL ASSESSMENTS				
ASSESSED VALUE RANGE	PARCEL COUNT	ASSESSED VALUE	AVG. IMPROVED ASSESSMENT	% OF TOTAL IMPROVED
1 - 25,000				
TOTAL IMPROVED	38	706,100	18,582	0.10%
VACANT	500	6,047,200		
TOTAL PARCEL COUNT	538	6,753,300		
25,010 - 37,500				
TOTAL IMPROVED	591	19,326,200	32,701	1.60%
VACANT	75	2,334,200		
TOTAL PARCEL COUNT	666	21,660,400		
37,510 - 50,000				
TOTAL IMPROVED	1082	47,656,100	44,044	2.92%
VACANT	14	607,400		
TOTAL PARCEL COUNT	1096	48,263,500		
50,010 - 62,500				
TOTAL IMPROVED	1530	86,762,700	56,708	4.13%
VACANT	5	290,200		
TOTAL PARCEL COUNT	1535	87,052,900		
62,510 - 75,000				
TOTAL IMPROVED	2805	196,372,200	70,008	7.57%
VACANT	0	0		
TOTAL PARCEL COUNT	2805	196,372,200		
75,010 - 100,000				
TOTAL IMPROVED	12080	1,055,175,350	87,349	32.61%
VACANT	1	89,200		
TOTAL PARCEL COUNT	12081	1,055,264,550		
100,010 - 125,000				
TOTAL IMPROVED	8503	949,775,100	111,699	22.96%
VACANT	1	125,000		
TOTAL PARCEL COUNT	8504	949,900,100		
125,010 - 150,000				
TOTAL IMPROVED	5698	779,078,300	136,728	15.38%
VACANT	0	0		
TOTAL PARCEL COUNT	5698	779,078,300		
150,010+				
TOTAL IMPROVED	4715	839,014,900	177,946	12.73%
VACANT	2	617,600		
TOTAL PARCEL COUNT	4717	839,632,500		
TOTAL IMPROVED PARCEL COUNT:			37,042	
AVG. IMPROVED RESIDENTIAL ASSESSED VALUE:			107,280	
AVG. IMPROVED RESIDENTIAL TAXABLE VALUE:			82,463	
ESTIMATED TRUE CASH VALUE:			2020: \$	214,560
			2019: \$	203,200
			2018: \$	187,100

2020 RANGE OF RESIDENTIAL ASSESSMENTS (CONT'D)



**2020
TOP 40 AD VALOREM STATE EQUALIZED VALUE**

2020 RANK	UNIT NAME	UNIT TYPE	COUNTY	TOTAL AD VALOREM SEV	TOTAL COMM/IND SEV
1	Detroit	City	Wayne	10,634,752,832	7,192,074,090
2	Ann Arbor	City	Washtenaw	8,747,314,800	3,331,153,300
3	Grand Rapids	City	Kent	7,370,738,100	2,807,609,500
4	Troy	City	Oakland	6,916,181,470	2,337,659,210
5	Sterling Heights	City	Macomb	6,158,957,816	1,935,704,616
6	Livonia	City	Wayne	5,467,379,450	1,483,525,500
7	Canton Twp	Township	Wayne	5,391,218,554	1,133,639,710
8	Bloomfield Twp	Township	Oakland	5,250,208,968	461,718,228
9	Novi	City	Oakland	4,953,366,010	1,719,101,470
10	West Bloomfield Twp	Township	Oakland	4,914,465,470	494,293,400
11	Macomb Twp	Township	Macomb	4,749,227,304	479,589,770
12	Warren	City	Macomb	4,748,323,904	1,932,001,799
13	Shelby Twp	Township	Macomb	4,744,182,950	1,236,086,700
14	Rochester Hills	City	Oakland	4,723,510,276	949,000,466
15	Farmington Hills	City	Oakland	4,652,525,100	1,381,711,060
16	Dearborn	City	Wayne	4,372,969,800	1,904,239,300
17	Clinton Twp	Township	Macomb	3,881,438,100	1,178,764,900
18	Royal Oak	City	Oakland	3,686,895,500	815,896,250
19	Southfield	City	Oakland	3,626,537,490	1,900,442,700
20	Birmingham	City	Oakland	3,445,323,180	633,852,710
21	Waterford Twp	Township	Oakland	3,295,654,200	622,906,730
22	Commerce Twp	Township	Oakland	2,862,708,120	465,139,040
23	Wyoming	City	Kent	2,839,762,200	1,215,965,400
24	Lansing	City	Ingham	2,837,435,376	1,305,274,750
25	Northville Twp	Township	Wayne	2,751,543,350	406,738,350
26	Portage	City	Kalamazoo	2,690,278,100	1,244,674,900
27	Pittsfield Twp	Township	Washtenaw	2,631,169,200	993,009,300
28	Kentwood	City	Kent	2,567,494,600	1,370,083,100
29	Westland	City	Wayne	2,457,209,067	736,900,900
30	Orion Twp	Township	Oakland	2,391,534,500	504,726,820
31	Saint Clair Shores	City	Macomb	2,387,456,900	369,094,400
32	Plymouth Twp	Township	Wayne	2,358,274,310	667,359,480
33	Georgetown Twp	Township	Ottawa	2,327,082,500	289,330,000
34	Chesterfield Twp	Township	Macomb	2,254,760,538	517,185,500
35	Midland	City	Midland	2,253,833,700	1,199,992,400
36	Independence Twp	Township	Oakland	2,228,688,000	351,860,600
37	Meridian Twp	Township	Ingham	2,183,150,200	567,306,100
38	Auburn Hills	City	Oakland	2,118,383,380	1,752,683,350
39	Kalamazoo	City	Kalamazoo	2,049,933,529	952,103,500
40	Cascade Twp	Township	Kent	2,032,831,300	675,751,900

**2020
TOP 40 AD VALOREM TAXABLE VALUE**

2020 RANK	UNIT NAME	UNIT TYPE	COUNTY	TOTAL AD VALOREM TV	TOTAL AD VALOREM SEV
1	Detroit	City	Wayne	6,671,463,345	10,634,752,832
2	Ann Arbor	City	Washtenaw	6,502,056,323	8,747,314,800
3	Grand Rapids	City	Kent	5,487,217,291	7,370,738,100
4	Troy	City	Oakland	5,265,784,420	6,916,181,470
5	Sterling Heights	City	Macomb	4,612,210,687	6,158,957,816
6	Livonia	City	Wayne	4,377,310,435	5,467,379,450
7	Canton Twp	Township	Wayne	4,341,026,358	5,391,218,554
8	Bloomfield Twp	Township	Oakland	4,091,548,158	5,250,208,968
9	Novi	City	Oakland	4,038,736,310	4,953,366,010
10	West Bloomfield Twp	Township	Oakland	3,876,830,440	4,914,465,470
11	Macomb Twp	Township	Macomb	3,865,902,045	4,749,227,304
12	Rochester Hills	City	Oakland	3,785,426,246	4,723,510,276
13	Shelby Twp	Township	Macomb	3,675,167,548	4,744,182,950
14	Warren	City	Macomb	3,647,085,502	4,748,323,904
15	Farmington Hills	City	Oakland	3,596,994,930	4,652,525,100
16	Dearborn	City	Wayne	3,538,888,137	4,372,969,800
17	Clinton Twp	Township	Macomb	3,092,076,227	3,881,438,100
18	Royal Oak	City	Oakland	3,015,052,890	3,686,895,500
19	Birmingham	City	Oakland	2,638,284,320	3,445,323,180
20	Southfield	City	Oakland	2,621,420,310	3,626,537,490
21	Waterford Twp	Township	Oakland	2,347,316,540	3,295,654,200
22	Northville Twp	Township	Wayne	2,341,269,879	2,751,543,350
23	Wyoming	City	Kent	2,255,916,240	2,839,762,200
24	Commerce Twp	Township	Oakland	2,234,059,940	2,862,708,120
25	Lansing	City	Ingham	2,216,978,934	2,837,435,376
26	Portage	City	Kalamazoo	2,145,879,222	2,690,278,100
27	Pittsfield Twp	Township	Washtenaw	2,129,914,501	2,631,169,200
28	Midland	City	Midland	2,116,546,239	2,253,833,700
29	Kentwood	City	Kent	2,077,431,553	2,567,494,600
30	Georgetown Twp	Township	Ottawa	1,908,537,219	2,327,082,500
31	Plymouth Twp	Township	Wayne	1,899,836,660	2,358,274,310
32	Orion Twp	Township	Oakland	1,898,822,270	2,391,534,500
33	Meridian Twp	Township	Ingham	1,872,353,236	2,183,150,200
34	Westland	City	Wayne	1,830,108,580	2,457,209,067
35	Chesterfield Twp	Township	Macomb	1,803,676,991	2,254,760,538
36	Independence Twp	Township	Oakland	1,756,564,906	2,228,688,000
37	Auburn Hills	City	Oakland	1,748,676,190	2,118,383,380
38	Cascade Twp	Township	Kent	1,722,922,378	2,032,831,300
39	Saint Clair Shores	City	Macomb	1,678,249,647	2,387,456,900
40	Kalamazoo	City	Kalamazoo	1,667,203,026	2,049,933,529

**2019
LARGEST IMPROVED
RESIDENTIAL SALES**

ADDRESS	SALE DATE	SALE PRICE	SQ/FT	SUBDIVISION
35265 CURTIS	07/01/19	\$ 617,000	3,175	WOODS OF SHEFFIELD ESTATES
35336 MILANA	08/30/19	\$ 549,000	2,768	MYSTIC CREEK CONDOMINIUMS
35282 MILANA	04/03/19	\$ 545,250	2,563	MYSTIC CREEK CONDOMINIUMS
17441 ELLEN	09/25/19	\$ 538,500	3,659	PINE CREEK SUB
35300 MILANA	08/28/19	\$ 530,149	2,862	MYSTIC CREEK CONDOMINIUMS
35315 MILANA	07/16/19	\$ 527,500	2,824	MYSTIC CREEK CONDOMINIUMS
35359 CURTIS	07/09/19	\$ 527,000	2,846	WOODS OF SHEFFIELD ESTATES
18792 VANDERHAVEN	01/04/19	\$ 510,000	2,773	RIVER PINES CONDOMINIUMS
35264 MILANA	03/08/19	\$ 507,039	2,266	MYSTIC CREEK CONDOMINIUMS
37223 SEABROOK	08/20/19	\$ 490,000	3,199	CALIBURN ESTATES NO. 2
35354 MILANA	05/21/19	\$ 485,000	2,711	MYSTIC CREEK CONDOMINIUMS
37191 SEABROOK	10/08/19	\$ 480,000	3,181	CALIBURN ESTATES NO. 2
35351 MILANA	02/14/19	\$ 469,900	3,080	MYSTIC CREEK CONDOMINIUMS
37159 SEABROOK	03/25/19	\$ 466,000	3,246	CALIBURN ESTATES NO. 2
20692 JOSIE	09/20/19	\$ 448,500	2,388	SARAH ESTATES SITE CONDOS
18320 GLASTONBURY	05/01/19	\$ 447,500	2,986	CALIBURN MANOR NO. 3
18417 WESTCHESTER	01/31/19	\$ 445,000	2,507	CALIBURN ESTATES NO. 3
16911 DORIS	06/25/19	\$ 445,000	2,924	METES & BOUNDS
18546 GLASTONBURY	11/15/19	\$ 435,000	2,981	CALIBURN MANOR NO. 2
19090 BOULDER	08/07/19	\$ 428,000	3,075	BOULDER PINES CONDOMINIUM

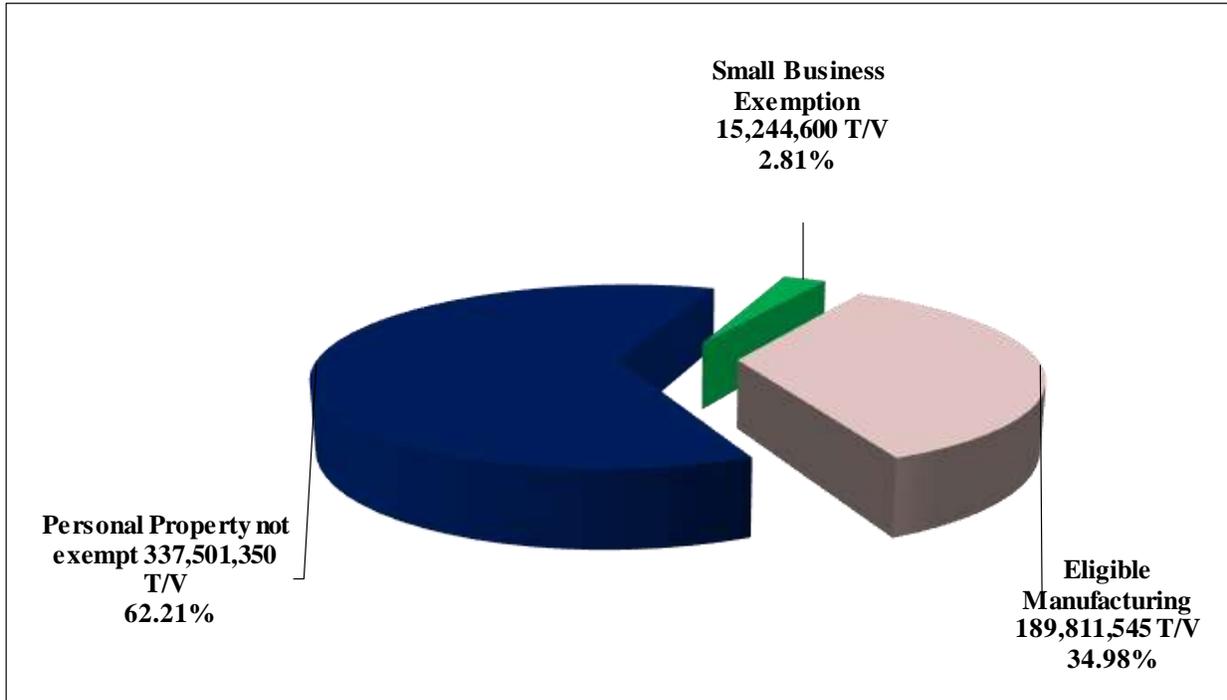
**2019
LARGEST IMPROVED
COMMERCIAL SALES**

ADDRESS	SALE DATE	SALE PRICE	SQ/FT	USE
37487 SEVEN MILE	08/14/19	\$ 10,500,000	88,492	MEDICAL-OFFICE BUILDING
29460 SEVEN MILE	11/07/19	\$ 8,800,000	43,140	SHOPPING CENTER
29500 SEVEN MILE	02/11/19	\$ 8,600,000	381,559	DEPARTMENT STORE
29250 PLYMOUTH	03/29/19	\$ 3,400,000	84,398	SHOPPING CENTER
17920-17940 FARMINGTON	09/30/19	\$ 3,375,000	56,239	OFFICE & MEDICAL OFFICE
29691 SEVEN MILE	05/02/19	\$ 2,775,000	8,060	SHOPPING CENTER
33605 PLYMOUTH	06/07/19	\$ 2,675,775	5,946	RESTAURANT
13001 MERRIMAN	04/08/19	\$ 2,500,000	48,000	OFFICE/WAREHOUSE
39000 PLYMOUTH	01/31/19	\$ 2,500,000	49,659	OFFICE/WAREHOUSE
34087 PLYMOUTH	11/19/19	\$ 2,440,000	16,442	MEDICAL-OFFICE BUILDING

**2019
LARGEST IMPROVED
INDUSTRIAL SALES**

ADDRESS	SALE DATE	SALE PRICE	SQ/FT	USE
39000 SEVEN MILE	05/08/19	\$ 31,000,000	297,347	OFFICE/WAREHOUSE
11999-12001 FARMINGTON	05/02/19	\$ 19,769,709	282,088	OFFICE/WAREHOUSE
12001 TECH CENTER	07/25/19	\$ 12,870,000	87,175	OFFICE/WAREHOUSE
32432 CAPITOL	05/02/19	\$ 9,334,936	203,415	OFFICE/WAREHOUSE
11820 GLOBE	05/02/19	\$ 9,284,881	134,718	OFFICE/WAREHOUSE
33355 GLENDALE	12/31/19	\$ 3,100,000	95,230	OFFICE/WAREHOUSE
32969 GLENDALE	07/19/19	\$ 2,950,000	81,237	OFFICE/WAREHOUSE
12301 FARMINGTON	10/03/19	\$ 2,676,588	219,175	BAKERY
12822 STARK	01/21/19	\$ 2,450,000	36,032	OFFICE/WAREHOUSE
11994 MERRIMAN	03/07/19	\$ 2,300,000	45,120	OFFICE/WAREHOUSE

2020 Calculation of Small Business and Eligible Manufacturing Personal Property Reimbursement



	Personal Property Exemption Loss Taxable Value	Lowest Operating Millage	Estimated State Reimbursement	Actual Amount Received in February	Actual Amount Received in May
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	\$ 2,788,319.02	\$ 1,829,515.43
2020	205,056,145 x	0.0138878	\$2,847,779	_____	_____

In 2020, there were 191 EMPP Exemptions granted and 2,472 Small Business Exemption claims.

Of the 2,472 Small Business Exemption claims filed 2,465 were granted.

**2019 WAYNE COUNTY
CITY MILLAGE RATES**

MUNICIPALITY	SCHOOL DISTRICT NAME	TOTAL CITY MILLAGE	HOMESTEAD RATE	NON- HOMESTEAD RATE
LIVONIA	CLARENCEVILLE SCHOOL	13.3510	37.5733	55.5733
LIVONIA	LIVONIA PUBLIC SCHOOL	13.3510	40.6107	58.6107
GROSSE POINTE FARMS	GROSSE POINTE PUBLIC	14.9500	50.7561	68.7561
PLYMOUTH	PLYMOUTH-CANTON COM	15.2286	42.7517	60.7517
NORTHVILLE	NORTHVILLE PUBLIC SCH	15.9176	43.6668	61.6668
ROMULUS	ROMULUS COMMUNITY SCH	16.4966	53.5345	71.2181
ROMULUS	WAYNE-WESTLAND COM	16.4966	46.0037	64.0037
ROMULUS	WOODHAVEN SCHOOL DIST	16.4966	48.5123	66.5123
GROSSE POINTE PARK	GROSSE POINTE PUBLIC	17.4093	53.2154	71.2154
GROSSE POINTE SHORES VILLAGE	GROSSE POINTE PUBLIC	17.7031	53.5092	71.5092
GROSSE POINTE	GROSSE POINTE PUBLIC	18.2219	54.0280	72.0280
BELLEVILLE	VAN BUREN PUBLIC SCHOOL	18.5067	45.0721	63.0721
WESTLAND	GARDEN CITY SCHOOL DIST	18.8112	48.5494	66.5494
WESTLAND	LIVONIA PUBLIC SCHOOL	18.8112	47.0700	65.0700
WESTLAND	ROMULUS (INKSTER DEBT)	18.8112	55.8491	73.3422
WESTLAND	ROMULUS COMMUNITY SCH	18.8112	55.8491	73.5327
WESTLAND	TAYLOR (INKSTER DEBT)	18.8112	55.8491	73.3422
WESTLAND	TAYLOR SCHOOL DISTRICT	18.8112	43.8091	61.8091
WESTLAND	WAYNE-WESTLAND COM	18.8112	48.3183	66.3183
GIBRALTAR	GIBRALTAR SCHOOL DIST	19.0853	49.4499	67.4499
FLATROCK	FLAT ROCK COMMUNITY	19.9982	54.2570	72.2570
FLATROCK	GIBRALTAR SCHOOL DIST	19.9982	50.3628	68.3628
FLATROCK	WOODHAVEN-BROWNSTOWN	19.9982	51.0148	69.0148
RIVERVIEW	RIVERVIEW COMMUNITY	20.4800	49.8755	67.8755
ROCKWOOD	GIBRALTAR SCHOOL DIST	21.0263	50.9809	68.9809
LINCOLN PARK	LINCOLN PARK PUBLIC SCH	21.3154	54.1413	72.1413
GROSSE POINTE WOODS	GROSSE POINTE PUBLIC	21.5214	57.3275	75.3275
WOODHAVEN	GIBRALTAR SCHOOL DIST	22.3544	52.7190	70.7190
WOODHAVEN	WOODHAVEN-BROWNSTOWN	22.3544	53.3710	71.3710
WYANDOTTE	WYANDOTTE CITY SCHOOL	22.7500	54.3214	72.3214
DEARBORN HEIGHTS	CRESTWOOD SCHOOL DIST	23.6099	50.3478	68.1572
DEARBORN HEIGHTS	DEARBOR HGTS SCH DIST #7	23.6099	54.9359	72.4826
DEARBORN HEIGHTS	DEARBORN CITY SCHOOL	23.6099	59.3970	77.3970
DEARBORN HEIGHTS	TAYLOR SCHOOL DISTRICT	23.6099	48.6078	66.6078
DEARBORN HEIGHTS	WAYNE-WESTLAND COM	23.6099	53.1170	71.1170
DEARBORN HEIGHTS	WESTWOOD COMMUNITY	23.6099	47.6478	65.6478
ALLEN PARK	ALLEN PARK PUBLIC SCH	24.6593	60.6972	77.5922
ALLEN PARK	MELVINDALE/N ALLEN PK	24.6593	48.6972	66.6018
ALLEN PARK	SOUTHGATE COMMUNITY	24.6593	54.5472	72.5472
TRENTON	RIVERVIEW COMMUNITY	24.7506	54.1461	72.1461
TRENTON	TRENTON PUBLIC SCHOOL	24.7506	59.2669	77.2669
HAMTRAMCK	HAMTRAMCK PUBLIC SCH	24.8099	57.2298	75.2298
WAYNE	WAYNE-WESTLAND COM	24.8750	54.3821	72.3821
GARDEN CITY	GARDEN CITY SCHOOL DIST	26.2384	55.9766	73.9766
DEARBORN	DEARBORN CITY SCHOOL	26.7000	62.4871	80.4871
DEARBORN	WESTWOOD COMMUNITY	26.7000	50.7379	68.7379
SOUTHGATE	SOUTHGATE COMMUNITY	26.8056	56.6935	74.6935
TAYLOR	TAYLOR SCHOOL DISTRICT	27.0960	52.0939	70.0939
DETROIT	DETROIT CITY SCHOOL DIST	33.5827	69.6215	87.6215
INKSTER	ROMULUS (INKSTER DEBT)	38.1012	77.1383	94.6314
INKSTER	TAYLOR (INKSTER DEBT)	38.1012	77.1383	94.6314
INKSTER	TAYLOR SCHOOL DISTRICT	38.1012	65.0983	83.0983
INKSTER	WAYNE-WESTLAND (INKSTER DEBT)	38.1012	77.1383	94.6314
INKSTER	WAYNE-WESTLAND COM	38.1012	69.6075	87.6075
INKSTER	WESTWOOD (INKSTER DEBT)	38.1012	77.1383	94.6314
INKSTER	WESTWOOD COMMUNITY	38.1012	64.1383	82.1383
RIVER ROUGE	RIVER ROUGE CITY SCHOOLS	42.4594	73.9973	91.3473
MELVINDALE	MELVINDALE/N ALLEN PK	43.9929	58.0308	75.9354
HARPER WOODS	GROSSE POINTE PUBLIC	46.0653	61.8714	79.8714
HARPER WOODS	HARPER WOODS	46.0653	63.1032	81.1032
HIGHLAND PARK	HIGHLAND PARK CITY SCH	55.4095	78.4066	96.1366
ECORSE	ECORSE PUBLIC SCHOOLS	71.4146	78.1759	95.8897
ECORSE	RIVER ROUGE CITY SCHOOLS	71.4146	77.6759	95.0259

**2019 WAYNE COUNTY
TOWNSHIP MILLAGE RATES**

MUNICIPALITY	SCHOOL DISTRICT NAME	TOTAL TWP MILLAGE	HOMESTEAD RATE	NON- HOMESTEAD RATE
SUMPTER TOWNSHIP	AIRPORT COMMUNITY SCHOOLS	4.7415	31.9756	49.9756
SUMPTER TOWNSHIP	HURON SCHOOL DISTRICT	4.7415	36.8358	54.8358
SUMPTER TOWNSHIP	LINCOLN CONSOLIDATED SCHOOLS	4.7415	37.1472	55.1472
SUMPTER TOWNSHIP	VAN BUREN PUBLIC SCHOOLS	4.7415	33.3069	51.3069
PLYMOUTH TOWNSHIP	PLYMOUTH-CANTON COMM SCH	5.1884	32.7115	50.7115
VAN BUREN TOWNSHIP	LINCOLN CONSOLIDATED SCHOOLS	7.3364	39.7421	57.7421
VAN BUREN TOWNSHIP	VAN BUREN PUBLIC SCHOOLS	7.3364	35.9018	53.9018
HURON TOWNSHIP	FLAT ROCK COMMUNITY SCHOOLS	7.7075	41.9663	59.9663
HURON TOWNSHIP	HURON SCHOOL DISTRICT	7.7075	37.7463	55.7463
HURON TOWNSHIP	WOODHAVEN-BROWNSTOWN	7.7075	38.7241	56.7241
NORTHVILLE TOWNSHIP	NORTHVILLE PUBLIC SCHOOLS	8.6564	36.4056	54.4056
NORTHVILLE TOWNSHIP	PLYMOUTH-CANTON COMM SCH	8.6564	35.8337	53.8337
CANTON TOWNSHIP**	PLYMOUTH-CANTON COMM SCH	12.3350	30.4657	48.4657
CANTON TOWNSHIP**	VAN BUREN PUBLIC SCHOOLS	12.3350	30.9060	48.9060
CANTON TOWNSHIP**	WAYNE-WESTLAND COMM SCH	12.3350	32.9041	50.9041
BROWNSTOWN TOWNSHIP*	GIBRALTAR SCHOOL DISTRICT	12.5878	34.9524	52.9524
BROWNSTOWN TOWNSHIP*	TAYLOR SCHOOL DISTRICT	12.5878	28.5866	46.5866
BROWNSTOWN TOWNSHIP*	WOODHAVEN-BROWNSTOWN	12.5878	35.6044	53.6044
GROSSE ILE TOWNSHIP	GROSSE ILE TOWNSHIP SCHOOLS	14.9137	45.1624	63.1624
REDFORD TOWNSHIP***	CLARENCEVILLE SCHOOL DISTRICT	25.0063	43.9197	61.9197
REDFORD TOWNSHIP***	REDFORD UNION SCHOOLS	25.0063	51.4862	69.4862
REDFORD TOWNSHIP***	SOUTH REDFORD SCHOOL DISTRICT	25.0063	52.8272	70.8272

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

** INCLUDES 9.4240 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

*** INCLUDES 9.0500 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

**2019 TOTAL TAX RATES
FOR CITIES WITHIN WAYNE COUNTY**

MUNICIPALITY	CODE	SCHOOL DISTRICT NAME	TOTAL HOMESTEAD	TOTAL NON-HOMESTEAD
LIVONIA	63090	CLARENCEVILLE SCHOOL	37.5733	55.5733
LIVONIA	82095	LIVONIA PUBLIC SCHOOL	40.6107	58.6107
PLYMOUTH	82100	PLYMOUTH-CANTON COM	42.7517	60.7517
NORTHVILLE	82390	NORTHVILLE PUBLIC SCH	43.6668	61.6668
WESTLAND	82150	TAYLOR SCHOOL DISTRICT	43.8091	61.8091
BELLEVILLE	82430	VAN BUREN PUBLIC SCHOOL	45.0721	63.0721
ROMULUS	82160	WAYNE-WESTLAND COM	46.0037	64.0037
WESTLAND	82095	LIVONIA PUBLIC SCHOOL	47.0700	65.0700
DEARBORN HEIGHTS	82240	WESTWOOD COMMUNITY	47.6478	65.6478
WESTLAND	82160	WAYNE-WESTLAND COM	48.3183	66.3183
ROMULUS	82365	WOODHAVEN SCHOOL DIST	48.5123	66.5123
WESTLAND	82050	GARDEN CITY SCHOOL DIST	48.5494	66.5494
DEARBORN HEIGHTS	82150	TAYLOR SCHOOL DISTRICT	48.6078	66.6078
ALLEN PARK	82045	MELVINDALE/N ALLEN PK	48.6972	66.6018
GIBRALTAR	82290	GIBRALTAR SCHOOL DIST	49.4499	67.4499
RIVERVIEW	82400	RIVERVIEW COMMUNITY	49.8755	67.8755
DEARBORN HEIGHTS	82230	CRESTWOOD SCHOOL DIST	50.3478	68.1572
FLATROCK	82290	GIBRALTAR SCHOOL DIST	50.3628	68.3628
DEARBORN	82240	WESTWOOD COMMUNITY	50.7379	68.7379
GROSSE POINTE FARMS	82055	GROSSE POINTE PUBLIC	50.7561	68.7561
ROCKWOOD	82290	GIBRALTAR SCHOOL DIST	50.9809	68.9809
FLATROCK	82365	WOODHAVEN-BROWNSTOWN	51.0148	69.0148
TAYLOR	82150	TAYLOR SCHOOL DISTRICT	52.0939	70.0939
WOODHAVEN	82290	GIBRALTAR SCHOOL DIST	52.7190	70.7190
DEARBORN HEIGHTS	82160	WAYNE-WESTLAND COM	53.1170	71.1170
GROSSE POINTE PARK	82055	GROSSE POINTE PUBLIC	53.2154	71.2154
WOODHAVEN	82365	WOODHAVEN-BROWNSTOWN	53.3710	71.3710
GROSSE POINTE SHORES VILLAGE	82055	GROSSE POINTE PUBLIC	53.5092	71.5092
ROMULUS	82130	ROMULUS COMMUNITY SCH	53.5345	71.2181
GROSSE POINTE	82055	GROSSE POINTE PUBLIC	54.0280	72.0280
LINCOLN PARK	82090	LINCOLN PARK PUBLIC SCH	54.1413	72.1413
TRENTON	82400	RIVERVIEW COMMUNITY	54.1461	72.1461
FLATROCK	82180	FLAT ROCK COMMUNITY	54.2570	72.2570
WYANDOTTE	82170	WYANDOTTE CITY SCHOOL	54.3214	72.3214
WAYNE	82160	WAYNE-WESTLAND COM	54.3821	72.3821
ALLEN PARK	82405	SOUTHGATE COMMUNITY	54.5472	72.5472
DEARBORN HEIGHTS	82040	DEARBOR HGTS SCH DIST	54.9359	72.4826
WESTLAND	82130	ROMULUS (INKSTER DEBT)	55.8491	73.3422
WESTLAND	82130	ROMULUS COMMUNITY SCH	55.8491	73.5327
WESTLAND	82150	TAYLOR (INKSTER DEBT)	55.8491	73.3422
GARDEN CITY	82050	GARDEN CITY SCHOOL DIST	55.9766	73.9766
SOUTHGATE	82405	SOUTHGATE COMMUNITY	56.6935	74.6935
HAMTRAMCK	82060	HAMTRAMCK PUBLIC SCH	57.2298	75.2298
GROSSE POINTE WOODS	82055	GROSSE POINTE PUBLIC	57.3275	75.3275
MELVINDALE	82045	MELVINDALE/N ALLEN PK	58.0308	75.9354
TRENTON	82155	TRENTON PUBLIC SCHOOL	59.2669	77.2669
DEARBORN HEIGHTS	82030	DEARBORN CITY SCHOOL	59.3970	77.3970
ALLEN PARK	82020	ALLEN PARK PUBLIC SCH	60.6972	77.5922
HARPER WOODS	82055	GROSSE POINTE PUBLIC	61.8714	79.8714
DEARBORN	82030	DEARBORN CITY SCHOOL	62.4871	80.4871
HARPER WOODS	82320	HARPER WOODS	63.1032	81.1032
INKSTER	82240	WESTWOOD COMMUNITY	64.1383	82.1383
INKSTER	82150	TAYLOR SCHOOL DISTRICT	65.0983	83.0983
INKSTER	82160	WAYNE-WESTLAND COMM SCH	69.6075	87.6075
DETROIT	82010	DETROIT CITY SCHOOL DIST	69.6215	87.6215
RIVER ROUGE	82120	RIVER ROUGE CITY SCHOOLS	73.9973	91.3473
INKSTER	82130	ROMULUS (INKSTER DEBT)	77.1383	94.6314
INKSTER	82150	TAYLOR SCH DIST (INKSTER DEBT)	77.1383	94.6314
INKSTER	82160	WAYNE-WESTLAND (INKSTER DEBT)	77.1383	94.6314
INKSTER	82240	WESTWOOD (INKSTER DEBT)	77.1383	94.6314
ECORSE	82120	RIVER ROUGE CITY SCHOOLS	77.6759	95.0259
ECORSE	82250	ECORSE PUBLIC SCHOOLS	78.1759	95.8897
HIGHLAND PARK	82070	HIGHLAND PARK CITY SCH	78.4066	96.1366

**2019 TOTAL TAX RATES
FOR TOWNSHIPS WITHIN WAYNE COUNTY**

MUNICIPALITY	CODE	SCHOOL DISTRICT NAME	TOTAL HOMESTEAD	TOTAL NON- HOMESTEAD
BROWNSTOWN TOWNSHIP	82150	TAYLOR SCHOOL DISTRICT	28.5866	46.5866
CANTON TOWNSHIP	82100	PLYMOUTH-CANTON COMM SCH	30.4657	48.4657
CANTON TOWNSHIP	82430	VAN BUREN PUBLIC SCHOOLS	30.9060	48.906
SUMPTER TOWNSHIP	58020	AIRPORT COMMUNITY SCHOOLS	31.9756	49.9756
PLYMOUTH TOWNSHIP	82100	PLYMOUTH-CANTON COMM SCH	32.7115	50.7115
CANTON TOWNSHIP	82160	WAYNE-WESTLAND COMM SCH	32.9041	50.9041
SUMPTER TOWNSHIP	82430	VAN BUREN PUBLIC SCHOOLS	33.3069	51.3069
BROWNSTOWN TOWNSHIP	82290	GIBRALTAR SCHOOL DISTRICT	34.9524	52.9524
BROWNSTOWN TOWNSHIP	82365	WOODHAVEN-BROWNSTOWN	35.6044	53.6044
NORTHVILLE TOWNSHIP	82100	PLYMOUTH-CANTON COMM SCH	35.8337	53.8337
VAN BUREN TOWNSHIP	82430	VAN BUREN PUBLIC SCHOOLS	35.9018	53.9018
NORTHVILLE TOWNSHIP	82390	NORTHVILLE PUBLIC SCHOOLS	36.4056	54.4056
SUMPTER TOWNSHIP	82340	HURON SCHOOL DISTRICT	36.8358	54.8358
SUMPTER TOWNSHIP	81070	LINCOLN CONS SCHOOL	37.1472	55.1472
HURON TOWNSHIP	82340	HURON SCHOOL DISTRICT	37.7463	55.7463
HURON TOWNSHIP	82365	WOODHAVEN-BROWNSTOWN	38.7241	56.7241
VAN BUREN TOWNSHIP	81070	LINCOLN CONSOLIDATED SCHOOLS	39.7421	57.7421
HURON TOWNSHIP	82180	FLAT ROCK COMMUNITY SCHOOLS	41.9663	59.9663
REDFORD TOWNSHIP	63090	CLARENCEVILLE SCHOOL	43.9197	61.9197
GROSSE ILE TOWNSHIP	82300	GROSSE ILE TOWNSHIP SCHOOLS	45.1624	63.1624
REDFORD TOWNSHIP	82110	REDFORD UNION SCHOOL	51.4862	69.4862
REDFORD TOWNSHIP	82140	SOUTH REDFORD SCHOOL	52.8272	70.8272

2020 CITY OF LIVONIA 25 LARGEST TAXPAYERS

	TAXABLE VALUE REAL	TAXABLE VALUE PERSONAL	TAXABLE VALUE TOTAL	TAXES AT VARIOUS 2019 MILLAGE RATES
CONSUMERS ENERGY CO.	3,855,252	39,069,900	42,925,152	\$ 2,491,852.01
DTE ELECTRIC CO.	1,355,848	40,520,750	41,876,598	\$ 2,448,983.88
SCHOSTAK BROTHERS	33,478,535	498,700	33,977,235	\$ 2,000,206.20
ASHLEY CAPITAL	33,098,790		33,098,790	\$ 1,961,349.67
FORD MOTOR COMPANY **ACT 198	24,687,180	1,628,800 2,745,500	26,315,980 2,745,500	\$ 1,506,667.61 \$ 50,256.38
			TOTAL 29,061,480	\$ 1,556,923.99
AMAZON **ACT 198	451,481 22,642,689	5,342,400 6,986,200	5,793,881 29,628,889	\$ 287,036.38 \$ 881,997.15
			TOTAL 35,422,770	\$ 1,169,033.53
PROMANAS	16,845,253		16,845,253	\$ 1,003,947.27
ARC	14,100,353		14,100,353	\$ 826,431.56
MILLENNIUM LIVONIA LLC	13,299,465		13,299,465	\$ 779,490.95
RNDC-NWS LLC **ACT 198	1,599,000 22,642,689	6,986,200	1,599,000 29,628,889	\$ 96,916.51 \$ 672,780.56
			TOTAL 31,227,889	\$ 769,697.07
DEMBS-ROTH INDUSTRIAL DEV	12,863,178		12,863,178	\$ 762,722.06
T-MOBILE CENTRAL LLC	145,800	15,548,300	15,694,100	\$ 759,499.59
KELSEY-HAYES (TRW) **ACT 198	10,702,751 2,234,768	645,900 0	11,348,651 2,234,768	\$ 680,098.88 \$ 74,428.95
			TOTAL 13,583,419	\$ 754,527.83
COLLEGE PARK-SCHOOLCRAFT	12,870,686		12,870,686	\$ 754,359.92
UNIVERSAL PROP SMC LIVONIA	12,018,168		12,018,168	\$ 704,393.24
WAL-MART	9,623,372	2,690,300	12,313,672	\$ 684,189.93
ROUSH CORPORATION **ACT 198	8,930,198	2,509,500 0	11,439,698 0	\$ 633,495.79 \$ -
			TOTAL 11,439,698	\$ 633,495.79
COMERICA	10,723,859		10,723,859	\$ 628,532.88
COSTCO WHOLESALE	6,833,820	3,159,200	9,993,020	\$ 547,787.50
QUAKERTOWN CAMBRIDGE	8,437,145		8,437,145	\$ 494,506.97
MARRIOTT HOTEL	7,748,681	681,500	8,430,181	\$ 485,920.81
PARAGON PROPERTIES IND DEV	8,161,870		8,161,870	\$ 481,232.13
LIVONIA ESTATES LTD	7,693,097		7,693,097	\$ 466,283.99
VALASSIS MANUFACTURING **ACT 198	4,301,101 828,000	3,975,700	8,276,801 828,000	\$ 430,134.70 \$ 26,748.54
			TOTAL 9,104,801	\$ 456,883.24
TARGET	6,125,939	1,317,800	7,443,739	\$ 427,204.19
TOTALS:	318,298,968	134,306,650	452,605,618	\$ 24,049,456.21
2019 AD VALOREM RATES	REAL PROP. 58.6107	COMM. PERS. 46.6107	IND. PERS. 34.6107	
2019 ** ACT 198 RATES	REAL PROP. 32.3050	PERS. PROP. 23.3050		
2019 AD VALOREM CITY MILLAGE	13.3510	\$5,174,041		
2019 ACT 198 CITY MILLAGE	6.6755	\$434,348		
TOTAL ESTIMATED CITY TAX DOLLARS		\$5,608,389		

**PLYMOUTH ROAD DEVELOPMENT AUTHORITY
(P.R.D.A)
1994 - 2020 RECAPTURE**

	<u>1994 Parcel Count</u>	<u>1994 Assessed Value</u>	<u>2020 Parcel Count</u>	<u>2020 Taxable Value</u>
Real Property	578	251,784,070	556	268,828,324
Personal Property	893	178,771,840	833	72,391,600
Act 198				
Real Property	7	11,052,250	7	26,589,928
Personal Property	19	257,281,050	18	11,333,900
Act 255				
Real Property	<u>1</u>	<u>2,458,180</u>	<u>0</u>	<u>0</u>
Totals	1498	701,347,390	1414	379,143,752

**Amount of Captured Taxable Value for 2020:
- 322,203,638**