

CITY OF LIVONIA

2014 ASSESSMENT DATA



DEPARTMENTAL CORRESPONDENCE

DATE: APRIL 30, 2014
TO: JACK KIRKSEY, MAYOR
FROM: DAWN BORREGARD, ASST. ASSESSOR
SUBJECT: 2014 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 80 personal appearance appeals and 157 mail-in appeals. Of the total 237 appeals, 45 had applied for a poverty exemption.
- The 2014 State Equalized Value: 4,012,086,690 – overall increase from 2013 of 4.2%.
- The 2014 Taxable Value: 3,831,606,670 – overall increase from 2013 of 0.9%.
- The 2014 Act 198 – IFT Value: 90,424,580 – overall decrease from 2013 of 15.0%.
- The 2014 Turbo/Brownfield Value: 21,733,340 – overall decrease from 2013 of 9.4%.

2014 ADVALOREM TOTALS

Real Property

	2013 SEV	2014 SEV	2014 TAXABLE
Commercial	673,958,380	692,511,450	666,490,920
Industrial	218,238,860	218,174,590	210,291,700
Residential	2,499,202,890	2,650,599,310	2,505,574,410
TOTAL	3,391,400,130	3,561,285,350	3,382,366,030

Personal Property

	2013 SEV	2014 SEV	2014 TAXABLE
Commercial	208,409,510	195,146,990	195,146,990
Industrial	195,670,340	198,565,890	198,565,890
Utility	52,695,960	57,088,460	55,527,760
TOTAL	456,775,810	450,801,340	449,240,640

Total Advalorem	3,848,175,940	4,012,086,690	3,831,606,670
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2014 SPECIAL ACTS TOTALS

Real Property

	2013 SEV	2014 SEV	2014 TAXABLE
I.F.T. Parcels	26,795,310	14,726,660	14,467,430
Turbo/Brownfield Parcels	23,797,770	21,733,340	21,727,740
TOTAL	50,593,080	36,460,000	36,195,170

Personal Property

	2013 SEV	2014 SEV	2014 TAXABLE
I.F.T. Parcels	77,482,190	75,697,920	75,697,920
TOTAL	77,482,190	75,697,920	75,697,920

Total Special Acts	128,075,270	112,157,920	111,893,090
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Grand Total of Advalorem & Special Acts	3,976,251,210	4,124,244,610	3,943,499,760
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<u>Non Taxable</u> Act 328 (Not included in totals)	41,975,580	36,723,540	36,723,540
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2014 SUMMARY
CHANGE IN ASSESSED AND TAXABLE VALUE

REAL PROPERTY			
ASSESSED VALUE		TAXABLE VALUE	
3,561,285,350	(2014)	3,382,366,030	
- <u>3,391,400,130</u>	(2013)	- <u>3,340,084,680</u>	
169,885,220	5.0% increase	42,281,350	1.26% increase

PERSONAL PROPERTY			
ASSESSED VALUE		TAXABLE VALUE	
450,801,340	(2014)	449,240,640	
- <u>456,775,810</u>	(2013)	- <u>456,550,930</u>	
- 5,974,470	1.32% decrease	- 7,310,290	1.62% decrease

TOTAL			
ASSESSED VALUE		TAXABLE VALUE	
4,012,086,690	(2014)	3,831,606,670	
- <u>3,848,175,940</u>	(2013)	- <u>3,796,635,610</u>	
163,910,750	4.25% increase	34,971,060	0.92% increase

SPECIAL ACTS			
ASSESSED VALUE		TAXABLE VALUE	
112,157,920	(2014)	111,893,090	
- <u>128,075,270</u>	(2013)	- <u>127,838,420</u>	
- 15,917,350	14.2% decrease	- 15,945,330	14.2% decrease

GRAND TOTAL			
ASSESSED VALUE		TAXABLE VALUE	
4,124,244,610	(2014)	3,943,499,760	
- <u>3,976,251,210</u>	(2013)	- <u>3,924,474,030</u>	
147,993,400	+3.72% overall	19,025,730	+0.48% overall

TAXABLE VALUE ANALYSIS

Under Proposal A, a 2014 capped value was calculated for all real property by multiplying the 2013 taxable value by the lesser of 5%, or the rate of inflation (1.016 for 2014). This new figure was compared to the 2014 state equalized value, *parcel by parcel*. The lower of the two became the 2014 taxable value. If a parcel sold in 2013 the valuation was 'uncapped' and the state equalized value automatically became the 2014 taxable value. The value is 're-capped' for future years until the property is sold. The total TAXABLE VALUE for 2014 is:

REAL:	3,382,366,030	
PERSONAL:	<u>449,240,640</u>	(Not subject to Proposal A limitations)
TOTAL:	3,831,606,670	*

The TAXABLE VALUE is used to calculate the 2014 tax bills. The difference in city tax dollars yielded from the STATE EQUALIZED VALUE and TAXABLE VALUE is:

2014 TOTAL SEV:	4,012,086,690	@ 14.0381 mills = \$ 56,322,070
2014 TOTAL TAXABLE:	<u>3,831,606,670</u>	@ 14.0381 mills = \$ <u>53,788,480</u> *
2014 loss in value due to Prop A:	180,480,020	
2014 loss in city tax due to Prop A:		\$2,533,590

	<u>Loss in Value Due to Prop A</u>	<u>Loss in City Tax Due to Prop A</u>
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
1995-2014: \$103,369,030***

2013 WAYNE COUNTY CITY TAX RATES

<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>CITY TOTAL</u>	<u>CITY OPERATING</u>	<u>CITY DEBT</u>	<u>LIBRARY AUTH.</u>	<u>NON-HOMESTEAD RATE</u>	<u>HOMESTEAD RATE</u>
ROMULUS	WAYNE/WESTLAND	13.0780	11.2563	1.8217		58.9619	40.9619
ROMULUS	WAYNE/WESTLAND (ROM)	13.0780	11.2563	1.8217		58.9619	40.9619
ROMULUS	WOODHAVEN	13.0780	11.2563	1.8217		60.6875	42.6875
ROMULUS	ROMULUS	13.0780	11.2563	1.8217		60.4597	43.7734
LIVONIA	CLARENCEVILLE	14.0381	14.0381			56.0404	38.0404
LIVONIA	LIVONIA	14.0381	14.0381			57.3557	39.3557
WESTLAND	TAYLOR	14.3913	14.3913			54.0230	36.0230
WESTLAND	LIVONIA	14.3913	14.3913			58.2989	40.2989
WESTLAND	LIVONIA / NANKIN	14.3913	14.3913			58.2989	40.2989
WESTLAND	WAYNE/WESTLAND	14.3913	14.3913			60.2752	42.2752
WESTLAND	WAYNE/WEST/CHERRY HL	14.3913	14.3913			60.2752	42.2752
WESTLAND	WAYNE/WEST/NANKIN	14.3913	14.3913			60.2752	42.2752
WESTLAND	WAYNE/WEST/ROMULUS	14.3913	14.3913			60.2752	42.2752
WESTLAND	GARDEN CITY	14.3913	14.3913			60.4289	42.4289
WESTLAND	INKSTER	14.3913	14.3913			69.5230	51.5230
GROSSE POINTE FARMS	GROSSE POINTE	16.0412	12.9166	1.0834	2.0412	58.4581	47.7619
GROSSE POINTE PARK	GROSSE POINTE	16.1665	13.2823	.8430	2.0412	58.5834	47.8872
GROSSE POINTE	GROSSE POINTE	16.3547	13.6146	.6989	2.0412	58.7716	48.0754
NORTHVILLE	NORTHVILLE	16.7447	15.3534		1.3913	59.6423	41.6423
PLYMOUTH	PLYMOUTH / CANTON	17.8832	13.1034	3.0700	1.7098	59.5808	41.5808
BELLEVILLE	VAN BUREN	18.8260	18.1260		.7000	61.9777	43.9777
FLAT ROCK	GIBRALTER	18.9997	18.9997			65.3714	47.3714
FLAT ROCK	WOODHAVEN	18.9997	18.9997			66.0192	48.0192
FLAT ROCK	FLAT ROCK	18.9997	18.9997			68.1414	50.1414
GIBRALTER	GIBRALTER	19.2200	16.6200	2.6000		65.5917	47.5917
GROSSE POINTE SHORES	GROSSE POINTE	19.9206	15.7494	2.1300	2.0412	62.3375	51.6413
RIVERVIEW	RIVERVIEW	19.9600	16.2600	3.7000		63.7917	45.7917
WOODHAVEN	GIBRALTER	20.6300	20.6300			67.0017	49.0017
WOODHAVEN	WOODHAVEN	20.6300	20.6300			67.6495	49.6495
LINCOLN PARK	LINCOLN PARK	20.9248	19.4221	1.5027		67.9731	50.0001
GARDEN CITY	GARDEN CITY	22.1495	19.1603	2.9892		68.1871	50.1871
GROSSE POINTE WOODS	GROSSE POINTE	22.7246	16.1553	4.5281	2.0412	65.1415	54.4453
WYANDOTTE	WYANDOTTE	23.7862	18.8370	3.4130	1.5362	70.3369	52.4179
WAYNE	WAYNE / WESTLAND	23.8691	23.8691			69.7530	51.7530
ROCKWOOD	GIBRALTER	24.0625	16.7725	7.2900		70.4342	52.4342
SOUTHGATE	SOUTHGATE	24.1216	22.3556	1.7660		69.8633	51.8633
DEARBORN HEIGHTS	CRESTWOOD	24.5166	21.2604	3.2562		63.2365	45.2365
DEARBORN HEIGHTS	TAYLOR	24.5166	21.2604	3.2562		63.2365	45.2365
DEARBORN HEIGHTS	WESTWOOD	24.5166	21.2604	3.2562		63.2365	45.2365
DEARBORN HEIGHTS	DEARBORN DIST. #7	24.5166	21.2604	3.2562		67.9047	49.9047
DEARBORN HEIGHTS	WAYNE/WESTLD/CHRY HL	24.5166	21.2604	3.2562		68.5087	50.5087
DEARBORN HEIGHTS	DEARBORN	24.5166	21.2604	3.2562		69.8057	57.9757
TRENTON	RIVERVIEW	24.7506	20.9007	3.8499		68.5823	50.5823
TRENTON	TRENTON	24.7506	20.9007	3.8499		68.1223	54.1066
HAMTRAMCK	HAMTRAMCK	24.8564	24.8564			68.8861	50.8861
ALLEN PARK	MELVINDALE/N ALLEN PK	24.8600	20.7400	4.1200		64.4917	46.4917
ALLEN PARK	SOUTHGATE	24.8600	20.7400	4.1200		70.6017	52.6017
ALLEN PARK	ALLEN PARK	24.8600	20.7400	4.1200		71.4917	53.4917
DEARBORN	WESTWOOD	25.9000	21.4100	4.4900		65.5317	47.5317
DEARBORN	DEARBORN	25.9000	21.4100	4.4900		70.6409	58.8109
TAYLOR	TAYLOR	27.5443	19.9072	7.6371		67.1760	49.1760
INKSTER	TAYLOR	30.9214	23.8014	7.1200		70.5531	52.5531
INKSTER	WESTWOOD	30.9214	23.8014	7.1200		70.5531	52.5531
INKSTER	WAYNE / WESTLAND	30.9214	23.8014	7.1200		76.8053	58.8053
INKSTER	WAYNE/WEST/CHERRY HL	30.9214	23.8014	7.1200		76.8053	58.8053
INKSTER	INKSTER	30.9214	23.8014	7.1200		86.0531	68.0531
DETROIT	DETROIT	33.5779	24.5827	8.9952		85.7618	67.7618
MELVINDALE	MELVINDALE/N ALLEN PK	37.2892	33.2892	4.0000		76.9209	58.9209
HARPER WOODS	HARPER WOODS	37.9685	33.9685	4.0000		85.0002	67.0002
HARPER WOODS	GROSSE POINTE	40.0097	33.9685	4.0000	2.0412	82.4266	71.7304
RIVER ROUGE	RIVER ROUGE	46.6912	26.9551	19.7361		97.2529	85.1374
ECORSE	ECORSE	48.5263	34.4063	14.1200		99.8818	82.1680
ECORSE	RIVER ROUGE	48.5263	34.4063	14.1200		99.0880	86.9725
HIGHLAND PARK	HIGHLAND PARK	49.2758	22.2758	27.0000		91.7392	74.0092

2013 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	5.4904	4.7904		.7000	47.7219	29.7219
SUMPTER	VAN BUREN	5.4904	4.7904		.7000	48.6421	30.6421
SUMPTER	HURON	5.4904	4.7904		.7000	51.5321	33.5321
SUMPTER	LINCOLN CONSOLIDATED	5.4904	4.7904		.7000	52.4923	34.4923
VAN BUREN	VAN BUREN	5.6144	4.9144		.7000	48.7661	30.7661
VAN BUREN	LINCOLN CONSOLIDATED	5.6144	4.9144		.7000	52.6163	34.6163
PLYMOUTH	PLYMOUTH-CANTON	5.7098	4.0000		1.7098	47.4074	29.4074
HURON	HURON	7.7832	7.7832			53.8249	35.8249
HURON	WOODHAVEN	7.7832	7.7832			54.8027	36.8027
HURON	FLAT ROCK	7.7832	7.7832			56.9249	38.9249
NORTHVILLE	PLYMOUTH-CANTON	8.4987	6.2574	.8500	1.3913	50.1963	32.1963
NORTHVILLE	NORTHVILLE	8.4987	6.2574	.8500	1.3913	51.3963	33.3963
CANTON	PLYMOUTH-CANTON	11.9437**	10.4000**		1.5437	53.6413	35.6413
CANTON	VAN BUREN	11.9437**	10.4000**		1.5437	54.0954	36.0954
CANTON	WAYNE-WESTLAND	11.9437**	10.4000**		1.5437	55.8376	37.8376
BROWNSTOWN	TAYLOR	13.1481*	12.0431*	1.1050		52.1898	34.1898
BROWNSTOWN	GIBRALTAR	13.1481*	12.0431*	1.1050		59.5198	41.5198
BROWNSTOWN	WOODHAVEN	13.1481*	12.0431*	1.1050		60.1676	42.1676
GROSSE ILE	GROSSE ILE	15.7852	9.8352	5.9500		61.4471	45.7039
REDFORD	CLARENCEVILLE	26.4127***	24.8019***		1.6108	69.0050	51.0050
REDFORD	SOUTH REDFORD	26.4127***	24.8019***		1.6108	77.3444	59.3444
REDFORD	REDFORD UNION	26.4127***	24.8019***		1.6108	78.2744	60.2744

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

** INCLUDES 4.9260 MILLS FOR POLICE & 3.1080 MILLS FOR FIRE (REAL PROPERTY ONLY)

*** INCLUDES 1.2780 MILLS FOR STREET LIGHTS & 4.1785 FOR POLICE AND FIRE (REAL PROPERTY ONLY)

**2013 TOTAL TAX RATES
FOR CITIES WITHIN WAYNE COUNTY**

<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>NON-HOMESTEAD RATE</u>	<u>HOMESTEAD RATE</u>
WESTLAND	TAYLOR	54.0230	36.0230
LIVONIA	CLARENCEVILLE	56.0404	38.0404
LIVONIA	LIVONIA	57.3557	39.3557
WESTLAND	LIVONIA	58.2989	40.2989
WESTLAND	LIVONIA / NANKIN	58.2989	40.2989
ROMULUS	WAYNE / WESTLAND	58.9619	40.9619
ROMULUS	WAYNE / WESTLAND (ROM)	58.9619	40.9619
PLYMOUTH	PLYMOUTH / CANTON	59.5808	41.5808
NORTHVILLE	NORTHVILLE	59.6423	41.6423
WESTLAND	WAYNE / WESTLAND	60.2752	42.2752
WESTLAND	WAYNE / WEST / CHERRY HL	60.2752	42.2752
WESTLAND	WAYNE / WEST / NANKIN	60.2752	42.2752
WESTLAND	WAYNE / WEST / ROMULUS	60.2752	42.2752
WESTLAND	GARDEN CITY	60.4289	42.4289
ROMULUS	WOODHAVEN	60.6875	42.6875
ROMULUS	ROMULUS	60.4597	43.7734
BELLEVILLE	VAN BUREN	61.9777	43.9777
RIVERVIEW	RIVERVIEW	63.7917	45.7917
DEARBORN HEIGHTS	CRESTWOOD	64.1483	46.1483
DEARBORN HEIGHTS	TAYLOR	64.1483	46.1483
DEARBORN HEIGHTS	WESTWOOD	64.1483	46.1483
ALLEN PARK	MELVINDALE / N ALLEN PK	64.4917	46.4917
FLAT ROCK	GIBRALTER	65.3714	47.3714
DEARBORN	WESTWOOD	65.5317	47.5317
GIBRALTER	GIBRALTER	65.5917	47.5917
GROSSE POINTE FARMS	GROSSE POINTE	58.4581	47.7619
GROSSE POINTE PARK	GROSSE POINTE	58.5834	47.8872
FLAT ROCK	WOODHAVEN	66.0192	48.0192
GROSSE POINTE	GROSSE POINTE	58.7716	48.0754
WOODHAVEN	GIBRALTER	67.0017	49.0017
TAYLOR	TAYLOR	67.1760	49.1760
WOODHAVEN	WOODHAVEN	67.6495	49.6495
LINCOLN PARK	LINCOLN PARK	67.9731	50.0001
FLAT ROCK	FLAT ROCK	68.1414	50.1414
GARDEN CITY	GARDEN CITY	68.1871	50.1871
TRENTON	RIVERVIEW	68.5823	50.5823
DEARBORN HEIGHTS	DEARBORN DIST. #7	68.8165	50.8165
HAMTRAMCK	HAMTRAMCK	68.8861	50.8861
WESTLAND	INKSTER	69.5230	51.5230
GROSSE POINTE SHORES	GROSSE POINTE	62.3375	51.6413
WAYNE	WAYNE / WESTLAND	69.7530	51.7530
SOUTHGATE	SOUTHGATE	69.8633	51.8633
DEARBORN HEIGHTS	WAYNE/WESTLD/CHERRY HL	70.4005	52.4005
WYANDOTTE	WYANDOTTE	70.3369	52.4179
ROCKWOOD	GIBRALTER	70.4342	52.4342
INKSTER	TAYLOR	70.5531	52.5531
INKSTER	WESTWOOD	70.5531	52.5531
ALLEN PARK	SOUTHGATE	70.6017	52.6017
ALLEN PARK	ALLEN PARK	71.4917	53.4917
TRENTON	TRENTON	68.1223	54.1066
GROSSE POINTE WOODS	GROSSE POINTE	65.1415	54.4453
DEARBORN HEIGHTS	DEARBORN	69.2575	57.4275
INKSTER	WAYNE / WESTLAND	76.8053	58.8053
INKSTER	WAYNE / WEST / CHERRY HL	76.8053	58.8053
DEARBORN	DEARBORN	70.6409	58.8109
MELVINDALE	MELVINDALE / N ALLEN PK	76.9209	58.9209
HARPER WOODS	HARPER WOODS	85.0002	67.0002
DETROIT	DETROIT	85.7618	67.7618
INKSTER	INKSTER	86.0531	68.0531
HARPER WOODS	GROSSE POINTE	82.4266	71.7304
HIGHLAND PARK	HIGHLAND PARK	91.7392	74.0092
ECORSE	ECORSE	99.8818	82.1680
RIVER ROUGE	RIVER ROUGE	97.2529	85.1374
ECORSE	RIVER ROUGE	99.0880	86.9725

2013 TOTAL TAX RATES
FOR TOWNSHIPS WITHIN WAYNE COUNTY

<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>NON-HOMESTEAD RATE</u>	<u>HOMESTEAD RATE</u>
PLYMOUTH	PLYMOUTH-CANTON	47.4074	29.4074
SUMPTER	AIRPORT	47.7219	29.7219
SUMPTER	VAN BUREN	48.6421	30.6421
VAN BUREN	VAN BUREN	48.7661	30.7661
NORTHVILLE	PLYMOUTH-CANTON	50.1963	32.1963
NORTHVILLE	NORTHVILLE	51.3963	33.3963
SUMPTER	HURON	51.5321	33.5321
BROWNSTOWN	TAYLOR	52.1898	34.1898
SUMPTER	LINCOLN CONSOLIDATED	52.4923	34.4923
VAN BUREN	LINCOLN CONSOLIDATED	52.6163	34.6163
CANTON	PLYMOUTH-CANTON	53.6413	35.6413
HURON	HURON	53.8249	35.8249
HURON	WOODHAVEN	54.8027	36.8027
CANTON	VAN BUREN	55.0954	37.0954
HURON	FLAT ROCK	56.9249	38.9249
CANTON	WAYNE-WESTLAND	57.2376	39.2376
BROWNSTOWN	GIBRALTAR	59.5198	41.5198
BROWNSTOWN	WOODHAVEN	60.1676	42.1676
GROSSE ILE	GROSSE ILE	61.4471	45.7039
REDFORD	CLARENCEVILLE	69.0050	51.0050
REDFORD	SOUTH REDFORD	77.3444	59.3444
REDFORD	REDFORD UNION	78.2744	60.2744

2014 RANGE OF RESIDENTIAL ASSESSMENTS

ASSESSED VALUE <u>RANGE</u>	PARCEL <u>COUNT</u>	ASSESSED <u>VALUE</u>	AVG. IMPROVED <u>ASSESSMENT</u>	% OF TOTAL <u>IMPROVED*</u>
1 - 25,000				
TOTAL IMPROVED	1,100	21,276,900		
VACANT	<u>601</u>	<u>5,993,820</u>		
TOTAL PARCEL COUNT	1,701	27,270,720	19,340	2.98
25,010 - 37,500				
TOTAL IMPROVED	2,163	68,589,480		
VACANT	<u>57</u>	<u>1,752,230</u>		
TOTAL PARCEL COUNT	2,220	70,341,710	31,710	5.86
37,510 - 50,000				
TOTAL IMPROVED	4,243	190,666,680		
VACANT	<u>13</u>	<u>531,420</u>		
TOTAL PARCEL COUNT	4,256	191,198,100	44,940	11.49
50,010 - 62,500				
TOTAL IMPROVED	8,683	490,845,530		
VACANT	<u>4</u>	<u>214,780</u>		
TOTAL PARCEL COUNT	8,687	491,060,310	56,530	23.52
62,510 - 75,000				
TOTAL IMPROVED	7,404	505,355,210		
VACANT	<u>4</u>	<u>275,040</u>		
TOTAL PARCEL COUNT	7,408	505,630,250	68,250	20.05
75,010 - 100,000				
TOTAL IMPROVED	7,795	673,742,400		
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	7,795	673,742,400	86,430	21.11
100,010 - 125,000				
TOTAL IMPROVED	3,549	390,814,100		
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	3,549	390,814,100	110,120	9.61
125,010 - 150,000				
TOTAL IMPROVED	1,215	164,818,990		
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	1,215	164,818,990	135,650	3.29
150,010+				
TOTAL IMPROVED	769	134,527,860		
VACANT	<u>3</u>	<u>678,130</u>		
TOTAL PARCEL COUNT	772	135,205,990	174,940	2.08

* 36,921 total parcels – improved only

AVERAGE ASSESSED VALUE OF IMPROVED RESIDENTIAL PROPERTY: 71,520

ESTIMATED TRUE CASH VALUE: \$ 143,040

AVERAGE MARKET VALUE OF HOMES THAT HAVE SOLD: \$ 146,030 **

**includes bank sales

**COMPARISON OF RESIDENTIAL ASSESSMENTS
2012 thru 2014**

ASSESSED VALUE <u>RANGE</u>	PARCEL COUNT			% CHANGE		AVERAGE ASSESSMENT <u>2014</u>
	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>	<u>2014</u>	
1 - 25,000	1,028	1,256	1,100	+18.2	-14.2	19,340
25,010 - 37,500	2,218	2,312	2,163	+4.1	-6.88	31,710
37,510 - 50,000	5,714	5,447	4,243	-4.9	-28.4	44,940
50,010 - 62,500	10,364	9,461	8,683	-9.5	-8.9	56,530
62,510 - 75,000	7,054	7,001	7,404	-0.75	+5.4	68,250
75,010 - 100,000	7,222	7,465	7,795	+3.3	+4.2	86,430
100,010 - 125,000	1,991	2,463	3,549	+19.2	+30.6	110,120
125,010 - 150,000	825	931	1,215	+11.4	+23.4	135,650
150,010+	469	583	769	+19.6	+24.2	174,940

**2013
LARGEST IMPROVED
RESIDENTIAL SALES**

<u>SALE PRICE</u>	<u>PARCEL NUMBER</u>	<u>ADDRESS</u>	<u>CROSS ROADS</u>
\$ 480,000	024-99-0062-004	37700 St. Martins	Seven Mile/Newburgh
415,000	054-03-0014-000	30490 Munger	Six Mile/Merriman
400,000	054-03-0006-000	30507 Munger	Six Mile/Merriman
400,000	054-03-0008-000	30551 Munger	Six Mile/Merriman
400,000	013-99-0018-002	20089 Irving	Eight Mile/Gill
395,000	038-04-0003-000	19085 Boulder	Seven Mile/Farmington
385,155	017-01-0017-000	20658 Golf Ridge	Eight Mile/Newburgh
385,000	030-03-0055-000	18555 Heatherlea	Seven Mile/Newburgh
382,500	014-06-0015-000	20557 Chestnut Circle	Eight Mile/Gill
379,500	029-06-0005-000	19031 Wayne	Seven Mile/Wayne

RESIDENTIAL TAX ANALYSIS 2013 - 2014

	2013		2014
HIGHEST residential taxable value:	302,770		307,610 *
City millage rate:	.0140381		.0140381 **
City taxes:	\$ 4250.31		\$ 4318.25

LOWEST residential taxable value:	11,860		12,040 ***
City millage rate:	.0140381		.0140381 **
City taxes:	\$ 166.49		\$ 169.02

AVERAGE residential taxable value:	66,000		67,570
City millage rate:	.0140381		.0140381 **
City taxes:	\$ 926.51		\$ 948.55

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

** Tentative 2014 millage

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

**2014
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	21,659,750	72,396,130	94,055,880	3,657,134
ACT 198 – AFTER 12-31-93 **		41,965,700	41,965,700	951,678
SCHOSTAK BROTHERS	31,515,620	417,920	31,933,540	1,826,555
DETROIT EDISON	1,296,710	36,578,490	37,875,200	1,733,416
ASHLEY CAPITAL	23,227,490		23,227,490	1,332,229
RAMCO	15,908,470		15,908,470	912,441
VALASSIS MANUFACTURING	5,057,500	12,255,980	17,313,480	765,024
ACT 198 – AFTER 12-31-93 **	2,116,000		2,116,000	78,186
ROUSH/CRUCAM CORP.	8,738,940	9,241,710	17,980,650	809,492
ACT 198 – AFTER 12-31-93 **		1,194,780	1,194,780	27,095
WAL-MART	12,261,330	2,726,930	14,988,260	826,940
KELSEY-HAYES (TRW)	4,787,320	6,040,650	10,827,970	476,071
ACT 198 – AFTER 12-31-93 **	6,510,480	2,008,720	8,519,200	286,114
SMC INVESTORS LLC	13,276,780		13,276,780	761,499
CONSUMERS ENERGY CO.	1,918,560	13,887,310	15,805,870	739,909
T-MOBILE CENTRAL LLC	284,480	15,924,470	16,208,950	738,582
DEMBS-ROTH INDUSTRIAL DEV	12,160,270		12,160,270	697,460
COMERICA	12,158,750		12,158,750	697,374
COLLEGE PARK-SCHOOLCRAFT	10,544,160		10,544,160	604,767
MARRIOTT HOTEL	8,803,220	1,229,420	10,032,640	560,677
39000 ASSOCIATES LLC	9,586,820		9,586,820	549,858
COSTCO WHOLESALE	7,850,000	2,080,980	9,930,980	544,627
VICTOR CORPORATE CENTER	8,683,900		8,683,900	498,072
SEARS, ROEBUCK & CO.	8,277,620	453,460	8,731,080	495,335
PARAGON PROPERTIES IND DEV	7,796,660		7,796,660	447,183
QUAKERTOWN CAMBRIDGE	7,702,160		7,702,160	441,763
MENARD INC.	5,630,040	1497300	7,127,340	390,826
TECHNICOLOR		11,601,420	11,601,420	386,974
EMBASSY SUITES	6,049,970	590,000	6,639,970	373,760
LIVONIA ESTATES LTD	6,368,240		6,368,240	365,255
AMC THEATRES	5,825,180	557,020	6,382,200	359,371
MEIJER	4,536,270	2,014,890	6,551,160	351,568
KROGER	1,692,830	5,089,990	6,782,820	327,953
ACT 198 – AFTER 12-31-93 **		277,930	277,930	6,303
LAUREL OFFICE PARK ASSOC.	5,768,430		5,768,430	330,852
TOTALS	277,993,950	240,031,200	518,025,150	24,352,343

AD VALOREM RATES REAL PROP. 57.3557 COMM. PERS. 45.3557 IND. PERS. 33.3557
 ** ACT 198 RATES REAL PROP. 36.9498 PERS. PROP. 22.6775

AD VALOREM CITY MILLAGE 14.0381 \$6,512,998
 ACT 198 CITY MILLAGE 7.01905 \$379,545
 TOTAL CITY TAX DOLLARS \$6,892,543

**2013 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>
19401 Victor Parkway	Livonia – IT Office Bldg.	Mick Vorbeck	\$ 10,200,000	Office
15495 Middlebelt	Marycrest Heights	Trinity Continuing Care Svcs.	\$ 6,580,000	Nursing Home
38220 Plymouth	Michigan NI Industrial LLC	OPC – HC Plymouth Road LLC	\$ 5,192,360	Office/Whse
39201 Seven Mile	Am. Comm. Mutual Ins. Co.	Schoolcraft College	\$ 3,440,000	Office
29200 Six Mile	Inland Southeast Liv 6 Road	ARC WGLVNMI001 LLC	\$ 2,966,494	Retail

INDUSTRIAL SALES

<u>ADDRESS</u>	<u>SELLER OR OCCUPANT</u>	<u>BUYER OR OCCUPANT</u>	<u>SALE PRICE</u>	<u>USE</u>
38150 Plymouth	Michigan Industrial LLC	OPC – HC Plymouth Road LLC	\$ 5,007,640	Office/Whse
32711 Glendale	Christine Strumbos Living Tr.	Specialty Processing Inc.	\$ 1,675,000	Office/Whse
12955 Inkster	CSFB 2002-Metaldyne Prop.	MJC Inkster Industrial LLC	\$ 1,270,500	Office/Whse
32675 Schoolcraft	C & J Futuristic Inc.	Digitek Corp.	\$ 705,000	Office/Whse
12777 Merriman	Wells Fargo Bank	Livonia International Dev II	\$ 550,000	Office/Whse

**PLYMOUTH ROAD DEVELOPMENT AUTHORITY (P.R.D.A)
1994 - 2014 RECAPTURE**

	<u>1994 Parcel Count</u>	<u>1994 Assessed Value</u>	<u>2014 Parcel Count</u>	<u>2014 Taxable Value</u>
Real Property	578	251,784,070	592	236,555,390
Personal Property	893	178,771,840	787	183,072,060
Act 198				
Real Property	7	11,052,250	8	6,574,480
Personal Property	19	257,281,050	28	55,826,570
Act 255				
Real Property	<u>1</u>	<u>2,458,180</u>	<u>0</u>	<u>0</u>
Totals	1498	701,347,390	1415	482,028,500

**Amount of Captured Taxable Value for 2014:
- 219,318,890**

2013
 Top 40 Cities in Michigan
 By State Equalized Value

<u>Rank</u>	<u>City</u>	<u>State Equalized Value Real and Personal</u>
1	Detroit	8,981,538,055
2	Ann Arbor	5,494,224,100
3	Grand Rapids	4,534,036,800
4	Troy	4,491,432,340
5	Sterling Heights	4,054,438,922
6	Livonia	3,848,175,940
7	Canton	3,538,810,269
8	Bloomfield	3,399,266,390
9	Warren	3,256,946,387
10	Dearborn	3,220,940,300
11	West Bloomfield	3,201,385,590
12	Novi	3,099,733,610
13	Farmington Hills	3,084,995,820
14	Rochester Hills	3,080,117,630
15	Shelby	2,990,645,350
16	Macomb	2,968,632,356
17	Clinton	2,647,354,400
18	Southfield	2,598,323,880
19	Royal Oak	2,320,467,120
20	Birmingham	1,992,640,260
21	Waterford	1,975,795,165
22	Lansing	1,946,339,900
23	Wyoming	1,918,566,550
24	Northville	1,867,281,729
25	Kentwood	1,860,005,200
26	Commerce	1,779,915,160
27	Pittsfield	1,725,220,100
28	Plymouth	1,721,118,120
29	Westland	1,643,490,700
30	Auburn Hills	1,637,404,980
31	Meridian	1,562,458,550
32	Chesterfield	1,473,565,663
33	Independence	1,434,068,330
34	Orion	1,419,282,610
35	Cascade	1,383,472,100
36	Saint Clair Shores	1,374,846,750
37	Scio	1,373,292,200
38	Taylor	1,353,685,100
39	Washington	1,193,829,780
40	Dearborn Heights	1,167,754,090