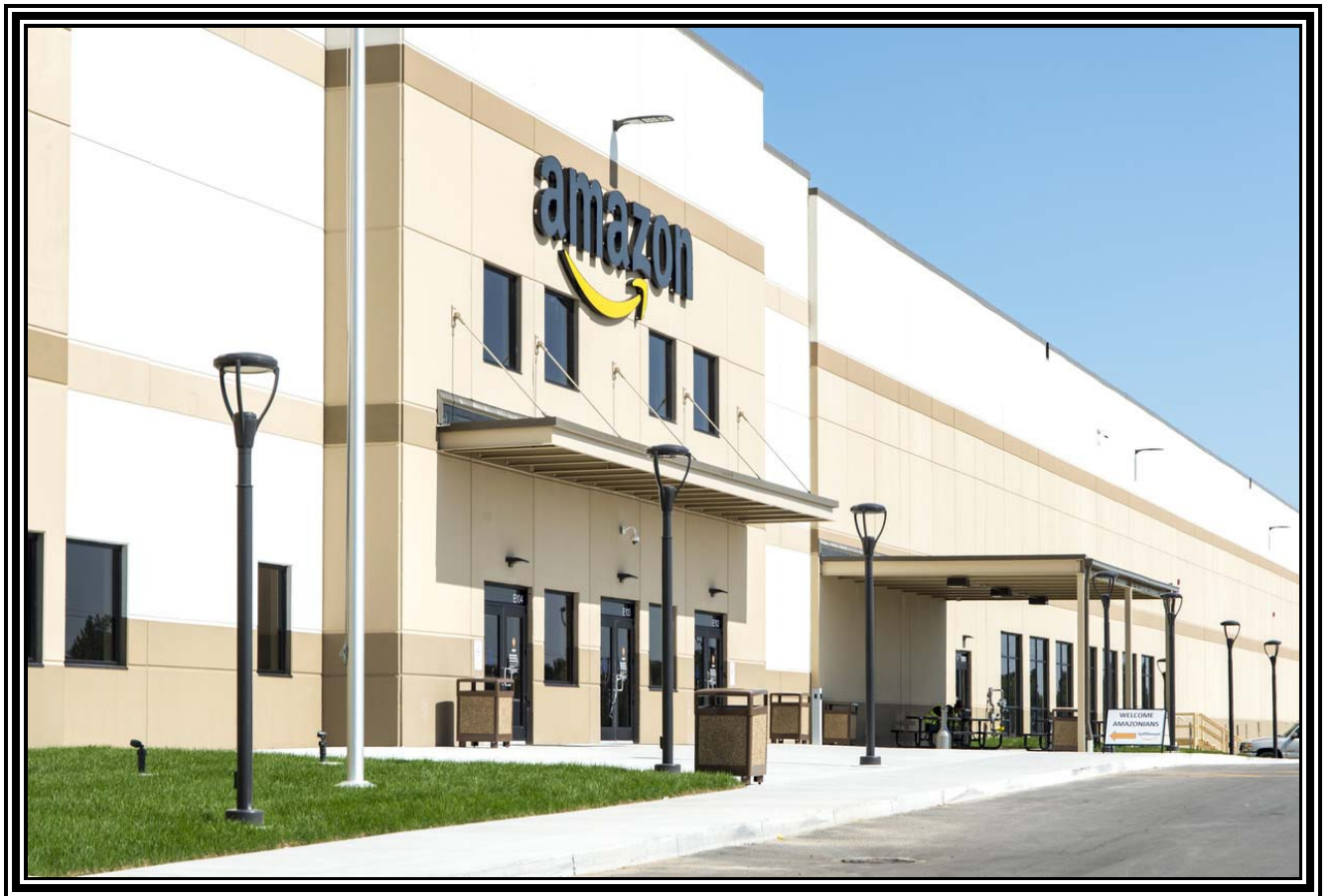


# CITY OF LIVONIA

## 2018 ASSESSMENT DATA



## DEPARTMENTAL CORRESPONDENCE

**DATE:** APRIL 30, 2018  
**TO:** DENNIS WRIGHT, MAYOR  
**FROM:** LINDA GOSSELIN, ASSESSOR  
**SUBJECT:** 2018 ASSESSMENT YEAR

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The March Board of Review has adjourned. Our assessment roll and reports for equalization have been completed and delivered to the Wayne County Assessment and Equalization. The following is a brief overview of what transpired this year:

- The Board of Review had 73 personal appearance appeals and 154 mail-in appeals. Of the total 322 appeals, 42 had applied for a poverty exemption and 126 had applied for a veteran exemption and were granted total property tax relief.
- The 2018 Ad-Valorem Taxable Value:  
Real: 3,772,642,312 – overall increase from 2017 of 3.8%.  
Personal: 307,889,554 – overall increase from 2017 of 2.7%  
GRAND TOTAL: 4,080,531,866
- The 2018 Act 198 – IFT Taxable Value:  
Real: 46,973,250 – overall increase from 2017 of 110%.  
Personal: 35,074,900 – overall decrease from 2017 of 3.8% \*\*  
GRAND TOTAL: 82,048,155
- The Act 210 (Commercial Rehab) Taxable Values:  
2015: 466,550  
2016: 1,389,760  
2017: 1,389,900  
2018: 7,558,000

\*\* 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

## 2018 ADVALOREM TOTALS

### Real Property

	2017 SEV	2018 SEV	2017 TAXABLE	2018 TAXABLE
Commercial	799,101,470	820,711,530	687,140,362	708,698,696
Industrial	231,517,700	245,221,400	218,475,714	230,392,095
Residential	3,337,874,210	3,470,039,590	2,724,379,478	2,833,551,521
<b>TOTAL</b>	<b>4,368,493,380</b>	<b>4,535,972,520</b>	<b>3,629,995,554</b>	<b>3,772,642,312</b>

### Personal Property

	2017 SEV	2018 SEV	2017 TAXABLE	2018 TAXABLE
Commercial	172,333,810	187,779,500	172,334,210	187,780,500
Industrial	66,161,100	48,650,500	66,161,100	48,650,500
Utility	62,409,500	71,928,900	60,984,331	71,458,554
<b>TOTAL</b>	<b>300,904,410</b>	<b>308,358,900</b>	<b>299,479,641</b>	<b>307,889,554</b>

### **Total Ad valorem**

	<b>4,669,397,790</b>	<b>4,844,331,420</b>	<b>3,929,475,195</b>	<b>4,080,531,866</b>
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## 2018 SPECIAL ACTS TOTALS

### Real Property

	2017 SEV	2018 SEV	2017 TAXABLE	2018 TAXABLE
I.F.T. Parcels	22,772,800	47,301,000	22,366,565	46,973,250
C.F.T. Parcels (Act 210)	1,389,900	7,690,200	1,389,900	7,558,000
<b>TOTAL</b>	<b>24,162,700</b>	<b>54,991,200</b>	<b>23,756,465</b>	<b>54,531,250</b>

### Personal Property

	2017 SEV	2018 SEV	2017 TAXABLE	2018 TAXABLE
I.F.T. Parcels	36,431,100	35,074,900	36,431,100	35,074,900
<b>TOTAL</b>	<b>36,431,100</b>	<b>35,074,900</b>	<b>36,431,100</b>	<b>35,074,900</b>

<b>Total Special Acts</b>	<b>60,593,800</b>	<b>90,066,100</b>	<b>60,187,565</b>	<b>89,606,150</b>
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<b>GRAND TOTAL OF AD VALOREM &amp; SPECIAL ACTS</b>
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<b>4,729,991,590</b>	<b>4,934,397,520</b>	<b>3,989,662,760</b>	<b>4,170,138,016</b>
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<b>Brownfield Parcels</b> (Included in Ad valorem totals)	14,235,700	14,259,900	11,855,084	12,070,706
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### Non Taxable

<b>Act 328</b> (Not included in totals)	29,978,700	29,644,800	29,978,700	29,644,800
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**A123**  
**EMS Product Development**  
**Washers Inc. (2)**  
**Helm Inc.**  
**Odyssey Electronics**  
**Admiral Tool**  
**Visotek Inc.**

2018 SUMMARY  
CHANGE IN ASSESSED AND TAXABLE VALUE

REAL PROPERTY			
ASSESSED VALUE		TAXABLE VALUE	
4,535,972,520	(2018)	3,772,642,312	
- <u>4,368,493,380</u>	(2017)	- <u>3,629,995,554</u>	
167,479,140	3.83% increase	142,646,758	3.93% increase

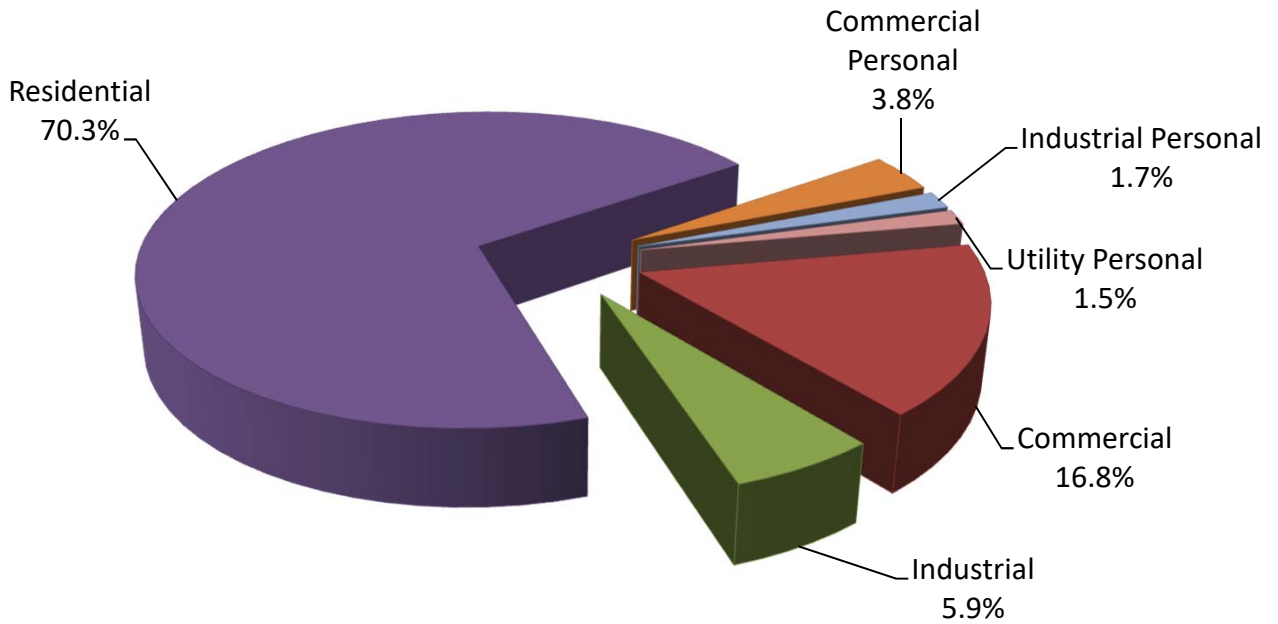
PERSONAL PROPERTY			
ASSESSED VALUE		TAXABLE VALUE	
308,358,900	(2018)	307,889,554	
- <u>300,904,410</u>	(2017)	- <u>299,479,641</u>	
7,454,490	2.47% increase	8,409,913	2.80% increase

TOTAL			
ASSESSED VALUE		TAXABLE VALUE	
4,844,331,420	(2018)	4,080,531,866	
- <u>4,669,397,790</u>	(2017)	- <u>3,929,475,195</u>	
174,933,630	3.74% increase	151,056,671	3.84% increase

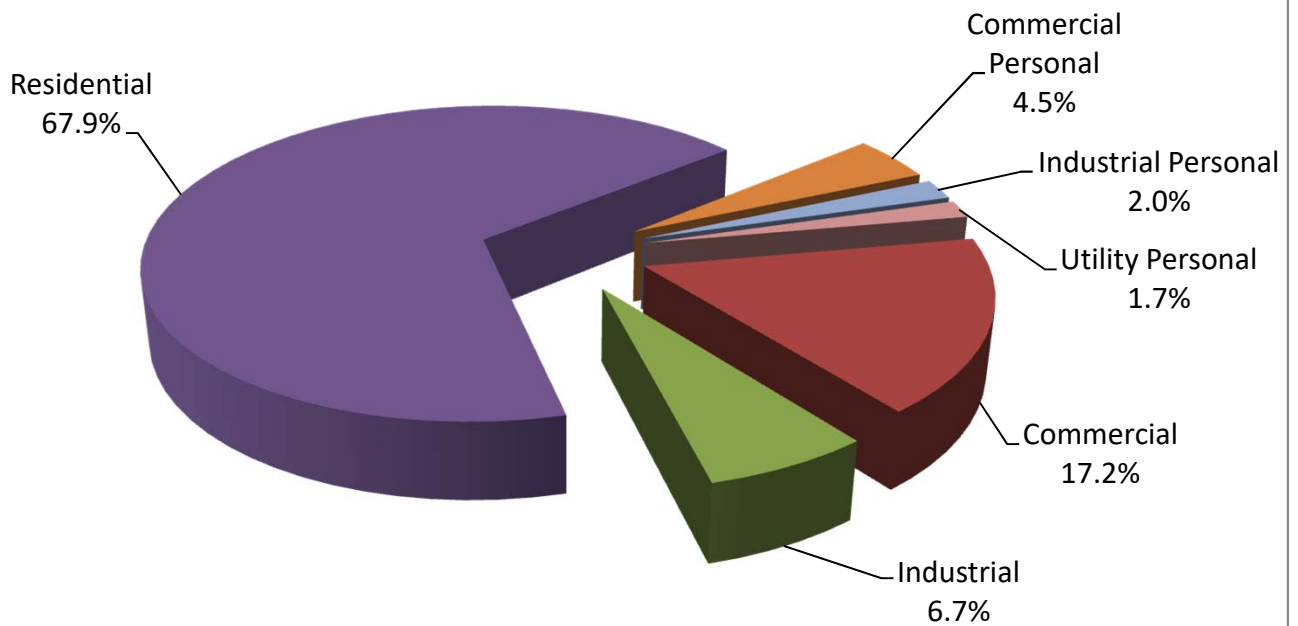
SPECIAL ACTS			
ASSESSED VALUE		TAXABLE VALUE	
90,066,100	(2018)	89,606,150	
- <u>60,593,800</u>	(2017)	- <u>60,187,565</u>	
29,472,300	48.6% increase	29,418,585	48.8% increase

GRAND TOTAL			
ASSESSED VALUE		TAXABLE VALUE	
4,934,397,520	(2018)	4,170,138,016	
- <u>4,729,991,590</u>	(2017)	- <u>3,989,662,760</u>	
204,405,930	+4.32% overall	180,475,256	+4.52% overall

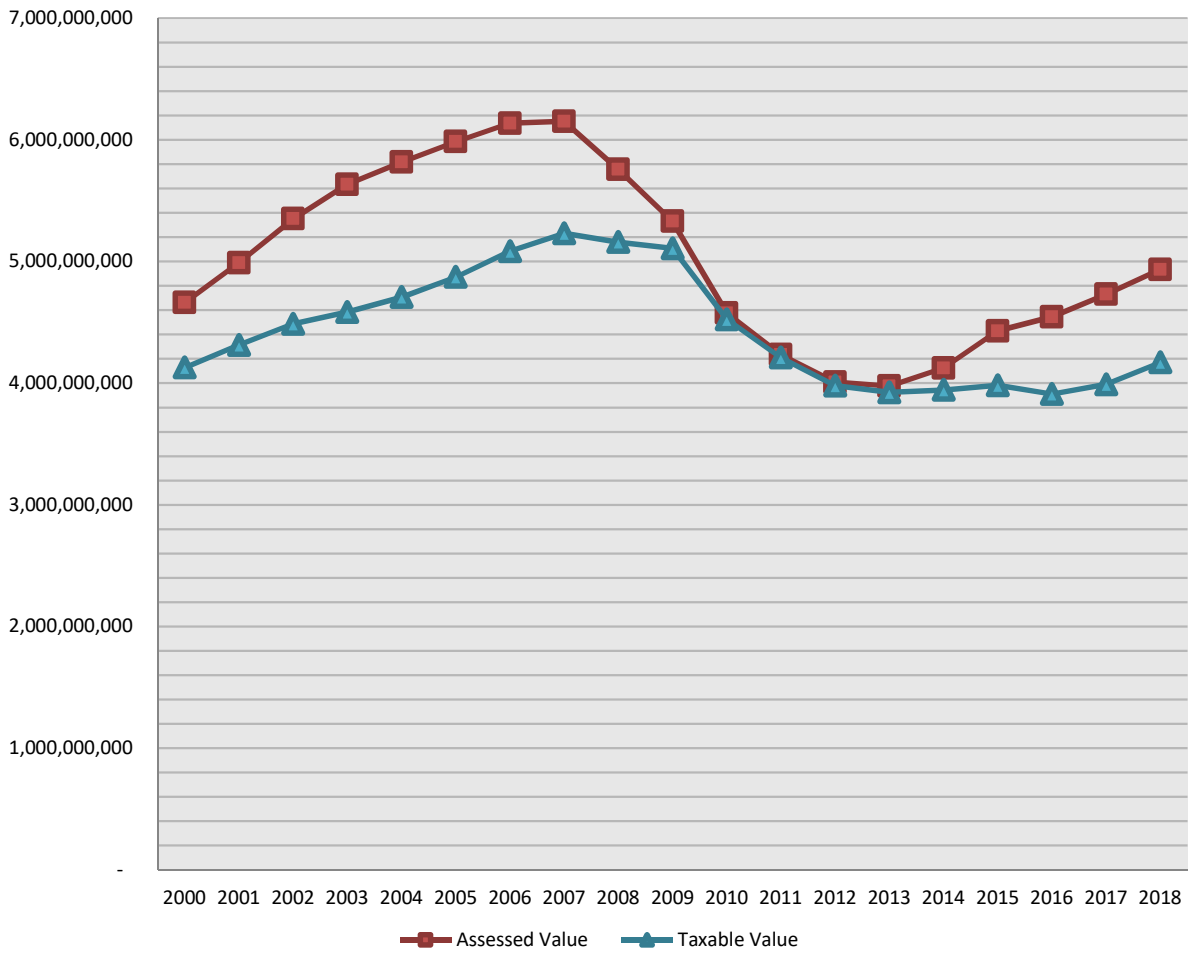
## State Equalized Value by Property Class



## Taxable Value by Property Class



Assessed & Taxable Value Trends



## 2018 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	228	5,150,400		
VACANT	<u>537</u>	<u>5,481,700</u>		
TOTAL PARCEL COUNT	765	10,632,100	22,590	.62
25,010 - 37,500				
TOTAL IMPROVED	993	31,448,940		
VACANT	<u>68</u>	<u>2,051,900</u>		
TOTAL PARCEL COUNT	1,061	33,500,840	31,670	2.68
37,510 - 50,000				
TOTAL IMPROVED	1,563	68,842,100		
VACANT	<u>10</u>	<u>429,500</u>		
TOTAL PARCEL COUNT	1,573	69,271,600	44,040	4.22
50,010 - 62,500				
TOTAL IMPROVED	2,629	151,182,600		
VACANT	<u>4</u>	<u>240,200</u>		
TOTAL PARCEL COUNT	2,633	151,422,800	57,510	7.11
62,510 - 75,000				
TOTAL IMPROVED	6,474	448,178,000		
VACANT	<u>1</u>	<u>62,600</u>		
TOTAL PARCEL COUNT	6,475	448,240,600	69,230	17.50
75,010 - 100,000				
TOTAL IMPROVED	12,124	1,047,607,270		
VACANT	<u>1</u>	<u>94,000</u>		
TOTAL PARCEL COUNT	12,125	1,047,701,270	86,410	32.77
100,010 - 125,000				
TOTAL IMPROVED	6,636	742,189,900		
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	6,636	742,189,900	111,840	17.94
125,010 - 150,000				
TOTAL IMPROVED	3,904	529,630,400		
VACANT	<u>0</u>	<u>0</u>		
TOTAL PARCEL COUNT	3,904	529,630,400	135,660	10.55
150,010+				
TOTAL IMPROVED	2,445	436,680,580		
VACANT	<u>3</u>	<u>769,500</u>		
TOTAL PARCEL COUNT	2,448	437,450,080	178,600	6.61

\* 36,996 total parcels - improved only

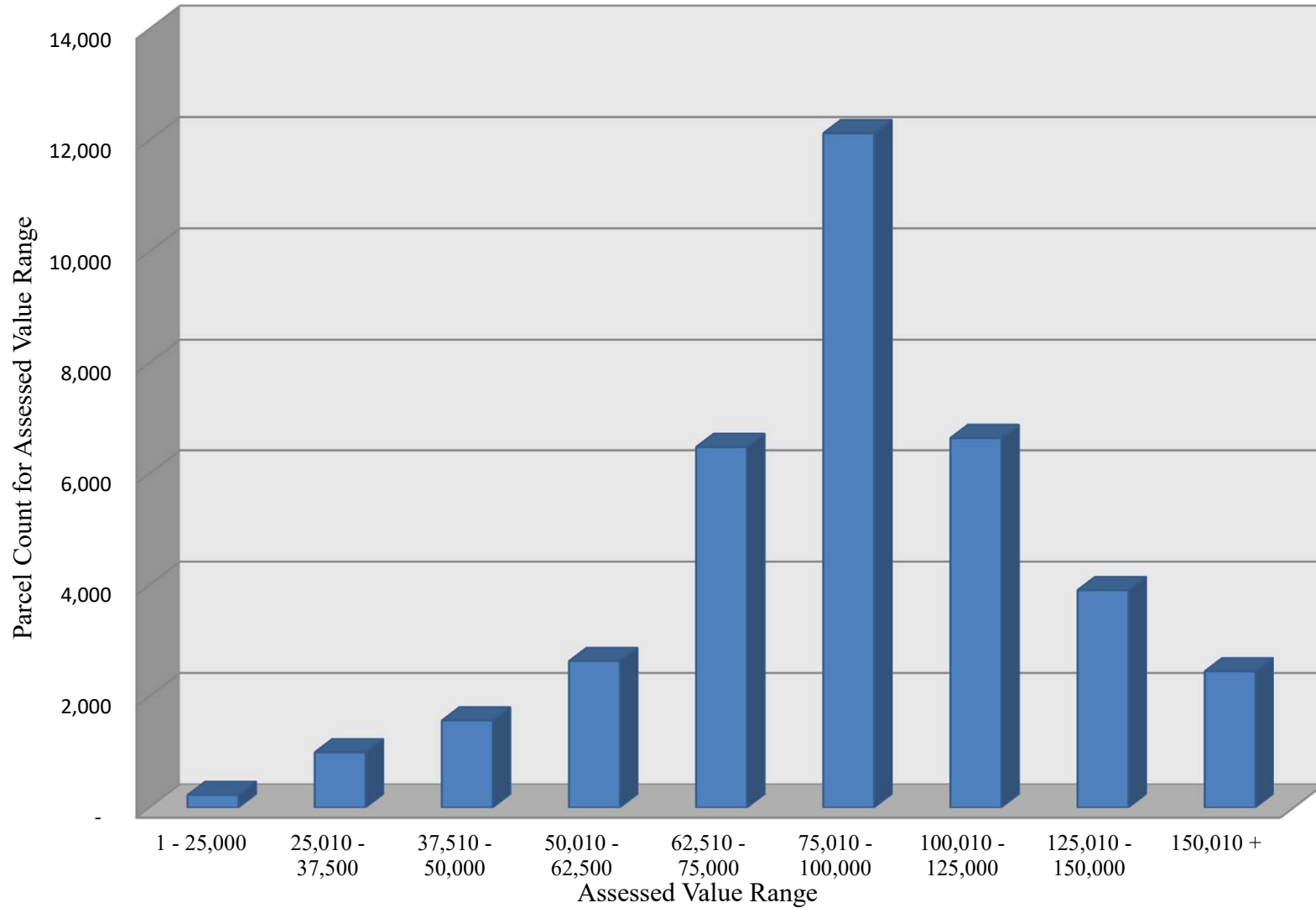
AVERAGE ASSESSED VALUE OF IMPROVED RESIDENTIAL PROPERTY: 93,550  
 AVERAGE TAXABLE VALUE OF IMPROVED RESIDENTIAL PROPERTY: 76,375

ESTIMATED TRUE CASH VALUE: 2018: \$ 187,100  
 2017: \$ 180,180  
 2016: \$ 171,440



### Histogram of Range of Residential Assessments

8



2017  
**LARGEST IMPROVED  
 RESIDENTIAL SALES**

<u>SALE PRICE</u>	<u>PARCEL NUMBER</u>	<u>ADDRESS</u>	<u>CROSS ROADS</u>	<u>SUBDIVISION</u>
\$ 520,000	024-99-0015-001	37745 Northland	Seven Mile/Newburgh	Acreage
500,000	014-02-0027-005	34501 Norfolk	Eight Mile/Gill	Fairway Sub
458,000	024-99-0065-002	37534 St. Martins	Seven Mile/Newburgh	Acreage
458,000	035-05-0002-000	35377 Curtis	Six Mile/Wayne	Woods of Sheffield Estates
455,000	050-99-0051-002	16671 Harrison	Six Mile/Middlebelt	Acreage
450,000	030-04-0120-000	18280 Heatherlea	Seven Mile/Newburgh	Caliburn Estates No. 3
445,000	029-05-0012-000	18920 Van	Seven Mile/Wayne	Martin Villa
445,000	019-03-0021-000	19312 Glen Eagles	Seven Mile/Newburgh	Fox Creek Meadows
440,000	010-06-0090-000	33007 Brookside Ct.	Eight Mile/Farmington	Brookside of Livonia
435,000	014-08-0003-000	20693 Josie	Eight Mile/Gill	Sarah Estates
427,500	014-04-0036-000	20119 Laurel	Eight Mile/Gill	Summer Creek

## 2017 LARGER SALES COMMERCIAL AND INDUSTRIAL

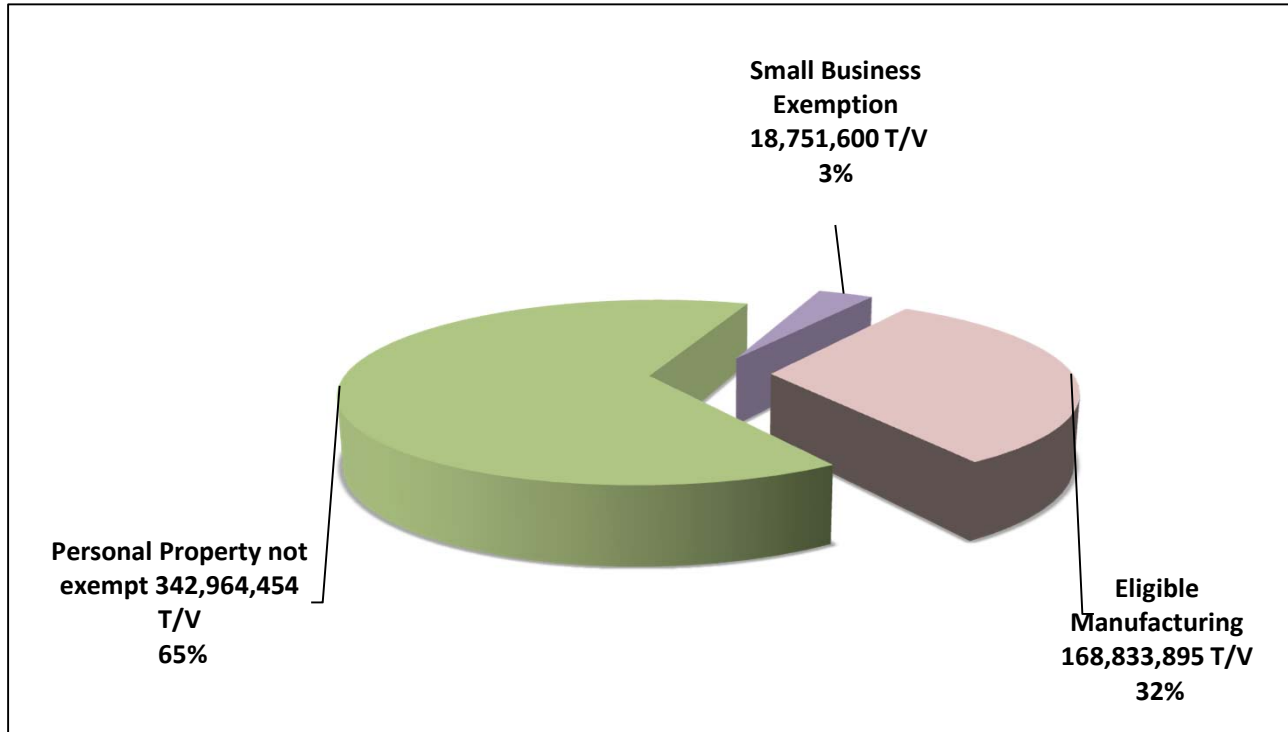
### COMMERCIAL SALES

<u>ADDRESS</u>	<u>SELLER OR OCCUPANT</u>	<u>BUYER OR OCCUPANT</u>	<u>SALE PRICE</u>	<u>USE</u>
29905 Seven Mile	Vev Real Estate LLC	Store Master Funding XII LLC	\$ 8,851,796	Department Store
16999 Laurel Park	South Bend Nights Inc	Abigail Hotels LLC	\$ 6,230,000	Motel
17920-17940 Farmington	HP Livonia LLC	Marion CRE Inc.	\$3,800,000	Medical
13201 Middlebelt	Livonia TSFR Del Retail Ctr	Victorian Properties of Mich.	\$ 2,700,000	Strip Center
12190-12200 Sears	Bammco LLC	Detroit Rising LP	\$ 1,395,000	Office/Warehouse
27526 Grand River	Grand River-8 Investment LLC	Triple 3 Investments LLC	\$ 775,000	Wendys Restaurant

### INDUSTRIAL SALES

<u>ADDRESS</u>	<u>SELLER OR OCCUPANT</u>	<u>BUYER OR OCCUPANT</u>	<u>SALE PRICE</u>	<u>USE</u>
11800 Sears	FR Sears Drive LLC	Sears Drive Properties LLC	\$ 4,600,000	Office/Whse
12841 Stark	DTE LLC	12841 Stark Rd LLC	\$ 3,196,500	Office/Whse
34443 Schoolcraft	Howin Investments LLC	AIC Income Fund Jeffries LLC	\$ 2,900,000	Office/Whse
36930 Industrial	Webasto Sunroofs Inc.	Industrial Livonia LLC	\$ 2,667,745	Office/Whse
34005 Schoolcraft	34005 Schoolcraft Road LLC	The Ford Building Inc.	\$ 1,825,000	Office/Whse
32131 Industrial	Veracity Group LLC	Medcart Specialty Care LLC	\$ 1,693,000	Office/Whse
34371 Glendale	Richard P. Kughn	Glendale Road Associates LLC	\$ 680,000	Office/Whse

## 2018 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
2014	9,992,105	x .0138878	\$138,762	\$138,762
2015	42,394,820	x .0138878	\$588,745	\$588,745
2016	161,148,260	x .0138878	\$2,237,995	\$3,994,550.33
2017	194,170,485	x .0138878	\$2,696,600	\$4,116,270.55
2018	187,585,495	x .0138878	\$2,605,149	_____

In 2018 there were 178 EMPP forms filed and 1,929 Small Business Exemption forms filed

## 2017 WAYNE COUNTY CITY TAX RATES

<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>CITY TOTAL</u>	<u>NON-HOMESTEAD RATE</u>	<u>HOMESTEAD RATE</u>
<b>LIVONIA</b>	<b>CLARENCEVILLE</b>	<b>13.8993</b>	<b>55.8198</b>	<b>37.8198</b>
<b>LIVONIA</b>	<b>LIVONIA</b>	<b>13.8993</b>	<b>59.1319</b>	<b>41.1319</b>
ROMULUS	WAYNE/WESTLAND	14.0869	59.9502	41.9502
ROMULUS	WOODHAVEN	14.0869	64.1058	46.1058
ROMULUS	ROMULUS	14.0869	65.1280	47.1280
NORTHVILLE	NORTHVILLE	16.4298	60.6207	42.6207
GROSSE POINTE FARMS	GROSSE POINTE	16.5686	61.2405	49.5580
PLYMOUTH	PLYMOUTH / CANTON	17.1281	60.8050	42.8050
BELLEVILLE	VAN BUREN	18.3862	63.6532	45.6532
GROSSE POINTE	GROSSE POINTE	18.8460	63.5179	51.8354
GROSSE POINTE SHORES	GROSSE POINTE	18.8794	65.7699	54.0874
WESTLAND	TAYLOR	18.8846	61.8857	43.8857
WESTLAND	WAYNE/WESTLAND	18.8846	64.7479	46.7479
WESTLAND	LIVONIA	18.8846	65.1172	47.1172
WESTLAND	GARDEN CITY	18.8846	66.1829	48.1829
WESTLAND	ROMULUS	18.8846	69.9257	51.9257
GIBRALTER	GIBRALTER	19.2560	67.6244	49.6244
FLAT ROCK	GIBRALTER	19.4974	67.8658	49.8658
FLAT ROCK	WOODHAVEN	19.4974	68.5163	50.5163
FLAT ROCK	FLAT ROCK	19.4974	71.7585	53.7585
GROSSE POINTE PARK	GROSSE POINTE	19.5707	64.2426	52.5601
RIVERVIEW	RIVERVIEW	20.4800	65.8811	47.8811
LINCOLN PARK	LINCOLN PARK	20.8949	69.8126	51.8396
GARDEN CITY	GARDEN CITY	22.2148	69.5131	51.5131
GROSSE POINTE WOODS	GROSSE POINTE	22.3539	67.0258	55.3433
WOODHAVEN	GIBRALTER	22.3544	70.7228	52.7228
WOODHAVEN	WOODHAVEN	22.3544	71.3733	53.3733
DEARBORN HEIGHTS	WESTWOOD	23.9099	65.9510	47.9510
DEARBORN HEIGHTS	TAYLOR	23.9099	66.9110	48.9110
DEARBORN HEIGHTS	CRESTWOOD	23.9099	68.9510	50.9510
DEARBORN HEIGHTS	WAYNE/WESTLD/CHRY HL	23.9099	69.7732	51.7732
DEARBORN HEIGHTS	DEARBORN DIST. #7	23.9099	73.1341	55.3192
DEARBORN HEIGHTS	DEARBORN	23.9099	71.5302	59.7002
WAYNE	WAYNE / WESTLAND	24.0115	69.8748	51.8748
WYANDOTTE	WYANDOTTE	24.2800	72.3211	54.3211
TRENTON	RIVERVIEW	24.7506	70.1517	52.1517
TRENTON	TRENTON	24.7506	70.2281	55.8111
HAMTRAMCK	HAMTRAMCK	24.8564	75.2955	57.2955
ALLEN PARK	MELVINDALE/N ALLEN PK	25.8279	67.8690	49.8690
ALLEN PARK	SOUTHGATE	25.8279	73.7190	55.7190
ALLEN PARK	ALLEN PARK	25.8279	79.8690	61.8690
ROCKWOOD	GIBRALTER	25.8692	74.2376	56.2376
DEARBORN	WESTWOOD	26.4400	68.4811	50.4811
DEARBORN	DEARBORN	26.4400	74.0603	62.2303
SOUTHGATE	SOUTHGATE	27.4161	75.3072	57.3072
TAYLOR	TAYLOR	28.5409	71.5420	53.5420
DETROIT	DETROIT	32.8264	86.8675	68.8675
INKSTER	WESTWOOD	40.0014	82.4425	64.4425
INKSTER	TAYLOR	40.0014	83.4025	65.4025
INKSTER	WAYNE / WESTLAND	40.0014	86.2647	68.2647
HARPER WOODS	GROSSE POINTE	40.8435	87.7340	76.0515
HARPER WOODS	HARPER WOODS	40.8435	95.8846	77.8846
MELVINDALE	MELVINDALE/N ALLEN PK	43.9929	86.0340	68.0340
RIVER ROUGE	RIVER ROUGE	44.7798	99.1709	84.3209
HIGHLAND PARK	HIGHLAND PARK	55.9325	98.0028	80.2728
ECORSE	ECORSE	72.4775	127.2324	109.5186
ECORSE	RIVER ROUGE	72.4775	126.8686	112.0186

## 2017 WAYNE COUNTY TOWNSHIP TAX RATES

<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>TWP TOTAL</u>	<u>NON-HOMESTEAD RATE</u>	<u>HOMESTEAD RATE</u>
PLYMOUTH	PLYMOUTH-CANTON	<b>4.0033</b>	49.1458	31.1458
SUMPTER	AIRPORT	<b>4.7904</b>	49.2213	31.2213
SUMPTER	VAN BUREN	<b>4.7904</b>	51.5074	33.5074
SUMPTER	HURON	<b>4.7904</b>	55.0315	37.0315
SUMPTER	LINCOLN CONSOLIDATED	<b>4.7904</b>	55.4267	37.4267
VAN BUREN	VAN BUREN	<b>7.4144</b>	54.1314	36.1314
VAN BUREN	LINCOLN CONSOLIDATED	<b>7.4144</b>	58.0507	40.0507
HURON	HURON	<b>7.7379</b>	55.7790	37.7790
HURON	WOODHAVEN	<b>7.7379</b>	56.7568	38.7568
HURON	FLAT ROCK	<b>7.7379</b>	59.9990	41.9990
NORTHVILLE	PLYMOUTH-CANTON	<b>8.6564</b>	53.4670	35.4670
NORTHVILLE	NORTHVILLE	<b>8.6564</b>	53.9810	35.9810
CANTON	PLYMOUTH-CANTON	<b>12.4139**</b>	56.0908	38.0908
CANTON	VAN BUREN	<b>12.4139**</b>	56.9309	38.9309
CANTON	WAYNE-WESTLAND	<b>12.4139**</b>	57.2772	39.2772
BROWNSTOWN	TAYLOR	<b>13.1378*</b>	55.1389	37.1389
BROWNSTOWN	GIBRALTAR	<b>13.1378*</b>	61.5062	43.5062
BROWNSTOWN	WOODHAVEN	<b>13.1378*</b>	62.1567	44.1567
GROSSE ILE	GROSSE ILE	<b>14.4387</b>	61.2477	45.2694
REDFORD	CLARENCEVILLE	<b>28.2191***</b>	71.7996	53.7996
REDFORD	REDFORD UNION	<b>28.2191***</b>	80.1702	62.1702
REDFORD	SOUTH REDFORD	<b>28.2191***</b>	81.2202	63.2202

\* 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)

**2017 TOTAL TAX RATES  
FOR CITIES WITHIN WAYNE COUNTY**

<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>HOMESTEAD RATE</u>	<u>NON-HOMESTEAD RATE</u>
<b>LIVONIA</b>	<b>CLARENCEVILLE</b>	<b>37.8198</b>	<b>55.8198</b>
<b>LIVONIA</b>	<b>LIVONIA</b>	<b>41.1319</b>	<b>59.1319</b>
ROMULUS	WAYNE/WESTLAND	41.9502	59.9502
NORTHVILLE	NORTHVILLE	42.6207	60.6207
PLYMOUTH	PLYMOUTH / CANTON	42.8050	60.8050
WESTLAND	TAYLOR	43.8857	61.8857
BELLEVILLE	VAN BUREN	45.6532	63.6532
ROMULUS	WOODHAVEN	46.1058	64.1058
WESTLAND	WAYNE/WESTLAND	46.7479	64.7479
WESTLAND	LIVONIA	47.1172	65.1172
ROMULUS	ROMULUS	47.1280	65.1280
RIVERVIEW	RIVERVIEW	47.8811	65.8811
DEARBORN HEIGHTS	WESTWOOD	47.9510	65.9510
WESTLAND	GARDEN CITY	48.1829	66.1829
DEARBORN HEIGHTS	TAYLOR	48.9110	66.9110
GROSSE POINTE FARMS	GROSSE POINTE	49.5580	61.2405
GIBRALTER	GIBRALTER	49.6244	67.6244
FLAT ROCK	GIBRALTER	49.8658	67.8658
ALLEN PARK	MELVINDALE/N ALLEN PK	49.8690	67.8690
DEARBORN	WESTWOOD	50.4811	68.4811
FLAT ROCK	WOODHAVEN	50.5163	68.5163
DEARBORN HEIGHTS	CRESTWOOD	50.9510	68.9510
GARDEN CITY	GARDEN CITY	51.5131	69.5131
DEARBORN HEIGHTS	WAYNE/WESTLD/CHRY HL	51.7732	69.7732
GROSSE POINTE	GROSSE POINTE	51.8354	63.5179
LINCOLN PARK	LINCOLN PARK	51.8396	69.8126
WAYNE	WAYNE / WESTLAND	51.8748	69.8748
WESTLAND	ROMULUS	51.9257	69.9257
TRENTON	RIVERVIEW	52.1517	70.1517
GROSSE POINTE PARK	GROSSE POINTE	52.5601	64.2426
WOODHAVEN	GIBRALTER	52.7228	70.7228
WOODHAVEN	WOODHAVEN	53.3733	71.3733
TAYLOR	TAYLOR	53.5420	71.5420
FLAT ROCK	FLAT ROCK	53.7585	71.7585
GROSSE POINTE SHORES	GROSSE POINTE	54.0874	65.7699
WYANDOTTE	WYANDOTTE	54.3211	72.3211
DEARBORN HEIGHTS	DEARBORN DIST. #7	55.3192	73.1341
GROSSE POINTE WOODS	GROSSE POINTE	55.3433	67.0258
ALLEN PARK	SOUTHGATE	55.7190	73.7190
TRENTON	TRENTON	55.8111	70.2281
ROCKWOOD	GIBRALTER	56.2376	74.2376
HAMTRAMCK	HAMTRAMCK	57.2955	75.2955
SOUTHGATE	SOUTHGATE	57.3072	75.3072
DEARBORN HEIGHTS	DEARBORN	59.7002	71.5302
ALLEN PARK	ALLEN PARK	61.8690	79.8690
DEARBORN	DEARBORN	62.2303	74.0603
INKSTER	WESTWOOD	64.4425	82.4425
INKSTER	TAYLOR	65.4025	83.4025
MELVINDALE	MELVINDALE/N ALLEN PK	68.0340	86.0340
INKSTER	WAYNE / WESTLAND	68.2647	86.2647
DETROIT	DETROIT	68.8675	86.8675
HARPER WOODS	GROSSE POINTE	76.0515	87.7340
HARPER WOODS	HARPER WOODS	77.8846	95.8846
HIGHLAND PARK	HIGHLAND PARK	80.2728	98.0028
RIVER ROUGE	RIVER ROUGE	84.3209	99.1709
ECORSE	ECORSE	109.5186	127.2324
ECORSE	RIVER ROUGE	112.0186	126.8686

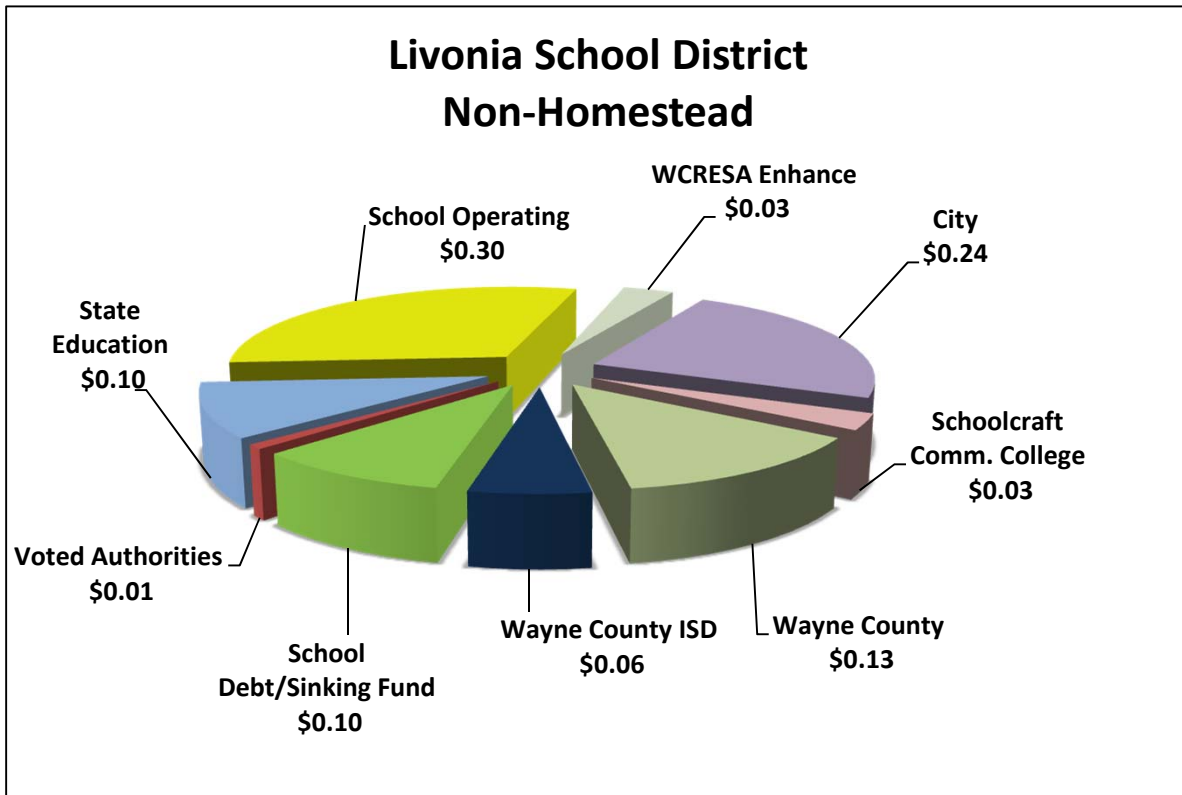
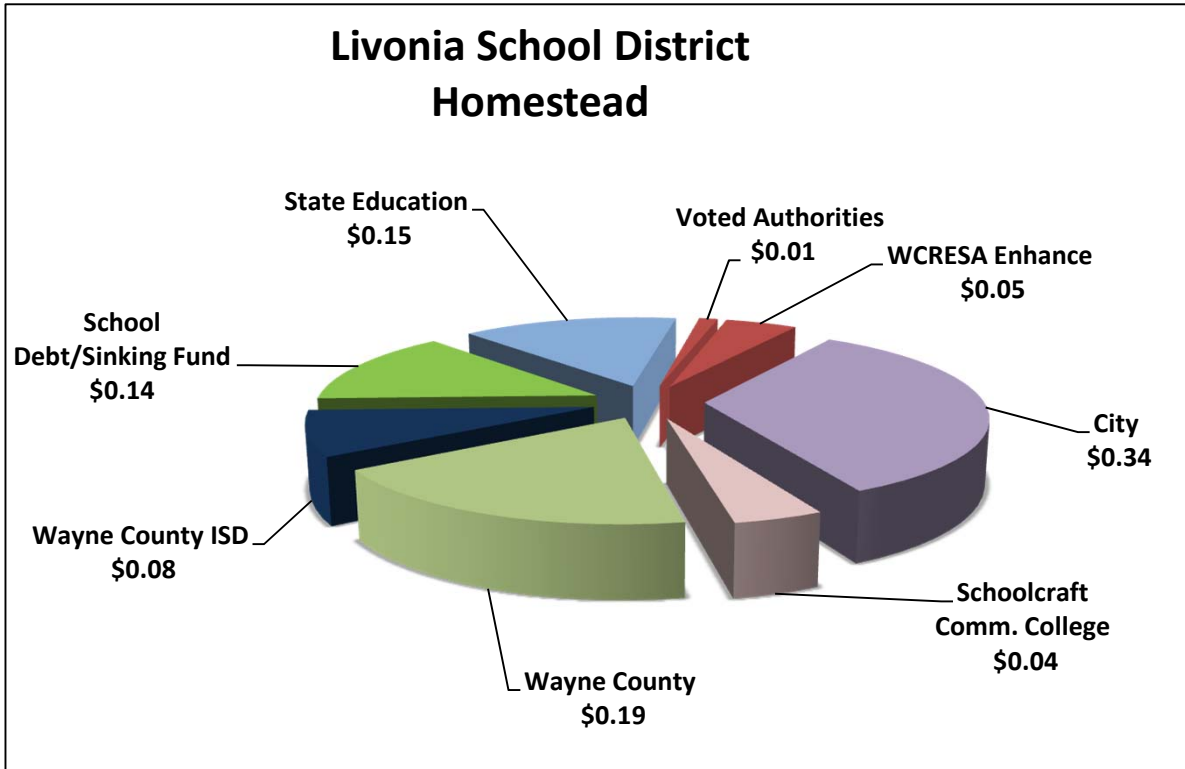
**2017 TOTAL TAX RATES  
FOR TOWNSHIPS WITHIN WAYNE COUNTY**

<u>MUNICIPALITY</u>	<u>SCHOOL DISTRICT</u>	<u>HOMESTEAD RATE</u>	<u>NON-HOMESTEAD RATE</u>
PLYMOUTH	PLYMOUTH-CANTON	<b>31.1458</b>	49.1458
SUMPTER	AIRPORT	<b>31.2213</b>	49.2213
SUMPTER	VAN BUREN	<b>33.5074</b>	51.5074
NORTHVILLE	PLYMOUTH-CANTON	<b>35.4670</b>	53.4670
NORTHVILLE	NORTHVILLE	<b>35.9810</b>	53.9810
VAN BUREN	VAN BUREN	<b>36.1314</b>	54.1314
SUMPTER	HURON	<b>37.0315</b>	55.0315
BROWNSTOWN	TAYLOR	<b>37.1389</b>	55.1389
SUMPTER	LINCOLN CONSOLIDATED	<b>37.4267</b>	55.4267
HURON	HURON	<b>37.7790</b>	55.7790
CANTON	PLYMOUTH-CANTON	<b>38.0908</b>	56.0908
HURON	WOODHAVEN	<b>38.7568</b>	56.7568
CANTON	VAN BUREN	<b>38.9309</b>	56.9309
CANTON	WAYNE-WESTLAND	<b>39.2772</b>	57.2772
VAN BUREN	LINCOLN CONSOLIDATED	<b>40.0507</b>	58.0507
HURON	FLAT ROCK	<b>41.9990</b>	59.9990
BROWNSTOWN	GIBRALTAR	<b>43.5062</b>	61.5062
BROWNSTOWN	WOODHAVEN	<b>44.1567</b>	62.1567
GROSSE ILE	GROSSE ILE	<b>45.2694</b>	61.2477
REDFORD	CLARENCEVILLE	<b>53.7996</b>	71.7996
REDFORD	REDFORD UNION	<b>62.1702</b>	80.1702
REDFORD	SOUTH REDFORD	<b>63.2202</b>	81.2202



# Apportionment of a Tax Dollar

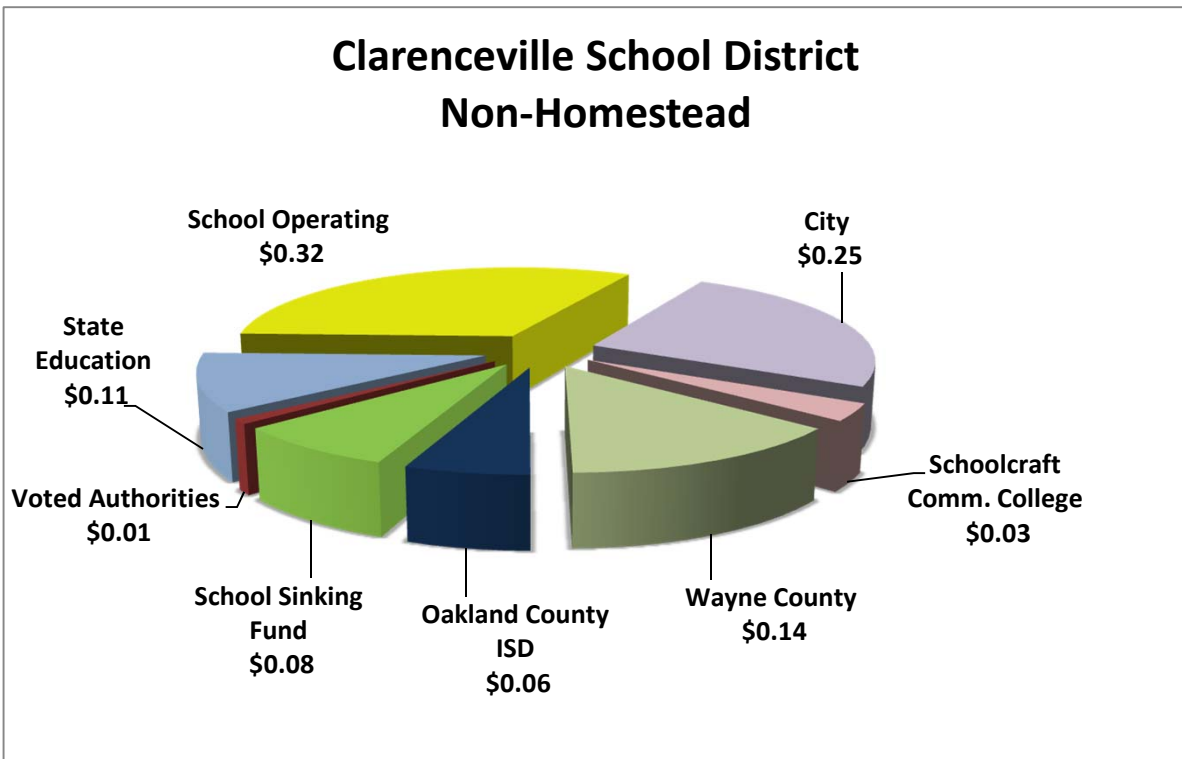
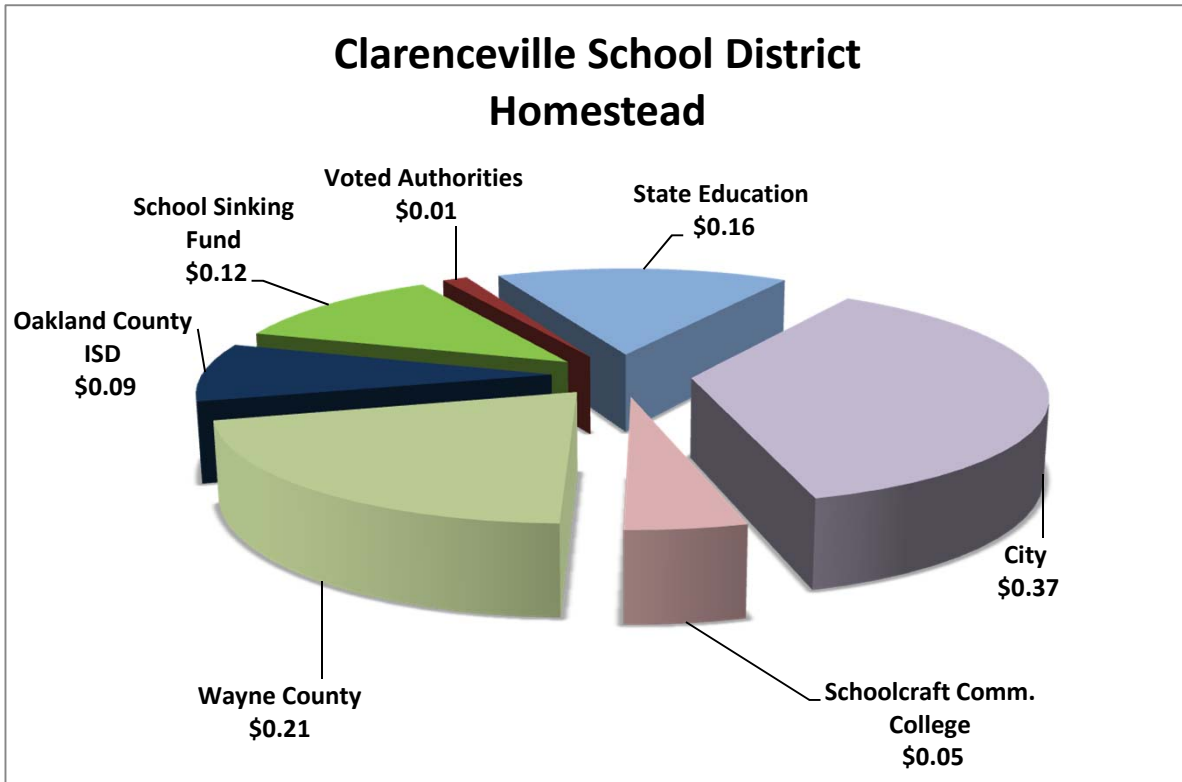
*Where does my tax dollar go?*



Voted Authorities = HCMA, Zoological Authority, Art Institute

# Apportionment of a Tax Dollar

Where does my tax dollar go?



Voted Authorities = HCMA, Zoological Authority, Art Institute

**2018  
CITY OF LIVONIA  
25 LARGEST TAXPAYERS**

	<b>TAXABLE VALUE REAL (Bldg. &amp; Land)</b>	<b>TAXABLE VALUE PERSONAL (Mach. &amp; Equip.)</b>	<b>TAXABLE VALUE TOTAL</b>	<b>TAXES AT VARIOUS MILLS</b>
DTE ELECTRIC CO.	1,278,201	37,872,823	39,151,024	1,855,217
FORD MOTOR COMPANY	24,191,700	4,128,400	28,320,100	1,575,539
<b>**ACT 198</b>		10,588,500	<u>10,588,500</u>	<u>249,524</u>
<b>TOTAL</b>			<b>38,908,600</b>	<b>1,825,063</b>
SCHOSTAK BROTHERS	29,532,155	545,500	30,077,655	1,772,002
CONSUMERS ENERGY CO.	3,711,226	30,077,200	33,788,426	1,634,088
ASHLEY CAPITAL	26,599,299		26,599,299	1,572,867
AMAZON	432,679	6,241,600	6,674,279	319,763
<b>**ACT 198</b>	25,185,300	9,262,600	<u>34,447,900</u>	<u>1,038,452</u>
<b>TOTAL</b>			<b>41,122,179</b>	<b>1,358,215</b>
PROMANAS	14,100,759		14,100,759	833,804
ARC	13,513,130		13,513,130	799,057
MILLENNIUM LIVONIA LLC	13,149,000		13,149,000	777,525
COLLEGE PARK-SCHOOLCRAFT	12,774,250		12,774,250	755,365
DEMBS-ROTH INDUSTRIAL DEV	12,350,467		12,350,467	730,306
UNIVERSAL PROP SMC LIVONIA	11,486,605		11,486,605	679,224
ROUSH CORPORATION	8,830,651	3,563,500	12,394,151	647,365
<b>**ACT 198</b>		600,600	<u>600,600</u>	<u>14,153</u>
<b>TOTAL</b>			<b>12,994,751</b>	<b>661,518</b>
WAL-MART	9,430,285	2,004,500	11,434,785	652,106
T-MOBILE CENTRAL LLC	258,200	12,953,000	13,211,200	625,767
COMERICA	10,277,254		10,277,254	607,713
KELSEY-HAYES (TRW)	7,540,788	1,117,900	8,658,688	485,175
<b>**ACT 198</b>	2,141,700	1,068,600	<u>3,210,300</u>	<u>94,927</u>
<b>TOTAL</b>			<b>11,868,988</b>	<b>580,102</b>
VALASSIS MANUFACTURING	4,602,092	6,553,400	11,155,492	502,363
<b>**ACT 198</b>	828,000		<u>828,000</u>	<u>26,964</u>
<b>TOTAL</b>			<b>11,983,492</b>	<b>529,327</b>
MARRIOTT HOTEL	7,425,981	1,175,100	8,601,081	494,497
QUAKERTOWN CAMBRIDGE	8,085,775		8,085,775	478,127
PARAGON PROPERTIES IND DEV	7,972,657		7,972,657	471,438
COSTCO WHOLESALE	6,189,413	2,182,800	8,372,213	468,871
LIVONIA ESTATES LTD	7,372,709		7,372,709	435,962
TARGET	5,870,818	1,380,100	7,250,918	412,198
AMC THEATRES	6,407,527	519,700	6,927,227	403,383
<b>TOTALS</b>	<b>281,538,621</b>	<b>131,835,823</b>	<b>413,374,444</b>	<b>21,413,742</b>
AD VALOREM RATES	REAL PROP. 59.1319	COMM. PERS. 47.1319	IND. PERS. 35.1319	
<b>** ACT 198 RATES</b>	REAL PROP. 32.5656	PERS. PROP. 23.5656		
AD VALOREM CITY MILLAGE	13.8993	\$5,055,163		
ACT 198 CITY MILLAGE	6.9496	<u>\$345,223</u>		
TOTAL CITY TAX DOLLARS		\$5,400,386		

**PLYMOUTH ROAD DEVELOPMENT AUTHORITY (P.R.D.A)  
1994 - 2018 RECAPTURE**

	<b><u>1994 Parcel Count</u></b>	<b><u>1994 Assessed Value</u></b>	<b><u>2018 Parcel Count</u></b>	<b><u>2018 Taxable Value</u></b>
<b>Real Property</b>	<b>578</b>	<b>251,784,070</b>	<b>577</b>	<b>249,697,591</b>
<b>Personal Property</b>	<b>893</b>	<b>178,771,840</b>	<b>823</b>	<b>77,215,900</b>
<b>Act 198</b>				
<b>Real Property</b>	<b>7</b>	<b>11,052,250</b>	<b>9</b>	<b>29,047,253</b>
<b>Personal Property</b>	<b>19</b>	<b>257,281,050</b>	<b>18</b>	<b>24,026,000</b>
<b>Act 255</b>				
<b>Real Property</b>	<b><u>1</u></b>	<b><u>2,458,180</u></b>	<b><u>0</u></b>	<b><u>0</u></b>
<b>Totals</b>	<b>1498</b>	<b>701,347,390</b>	<b>1427</b>	<b>379,986,744</b>

**Amount of Captured Taxable Value for 2018:  
- 321,360,646**