

CITY OF LIVONIA

2025 ASSESSMENT DATA



DEPARTMENTAL CORRESPONDENCE

DATE: July 28, 2025
TO: Maureen Miller-Brosnan, Mayor
FROM: Linda Gosselin, Assessor. Jacob Liberati, Assistant City Assessor
SUBJECT: 2025 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 134 total appeals, including 37 in-person appeals and 97 mail-in appeals. Of the 125 total appeals, 33 applications were for poverty exemption and 26 were granted.
- Unlike previous years, Veteran Exemptions do not go to the March Board of Review. 242 Veteran Exemptions were granted in full for 2025, with a taxable value loss of 28,478,416.
- The 2025 Ad-Valorem Taxable Values are:
 - Real: 5,274,342,490 – an overall increase from 2024 of 4.31%.
 - Personal: 313,650,000 – an overall increase from 2024 of 0.33%
 - GRAND TOTAL: 5,587,992,490 – an overall increase from 2024 of 4.08%
- The 2025 Act 198 – IFT Taxable Values are:
 - Real: 59,140,194 – an overall increase from 2024 of 1.37%.
 - Personal: 15,310,100 – an overall decrease from 2024 of ~10.42%
 - GRAND TOTAL: 74,450,294 – an overall decrease from 2024 of ~1.85%
- Michigan Inflation Rate Multiplier History
 - 2025: 1.031
 - 2024: 1.050
 - 2023: 1.050
 - 2022: 1.033
 - 2021: 1.014
 - 2020: 1.019
 - 2019: 1.024
 - 2018: 1.021
 - 2017: 1.009
 - 2016: 1.003
 - 2015: 1.016

AD VALOREM VALUE TOTALS

REAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2024	2025	% CHANGE
Commercial Real	1,106,046,100	1,159,691,100	4.85%
Industrial Real	336,065,000	356,490,100	6.08%
Residential Real	5,302,345,980	5,659,569,500	6.74%
TOTALS:	6,744,457,080	7,175,750,700	6.39%

TAXABLE VALUE (TV)			
	2024	2025	% CHANGE
Commercial Real	927,170,698	944,848,331	1.91%
Industrial Real	305,358,334	315,968,746	3.47%
Residential Real	3,824,006,954	4,013,525,413	4.96%
TOTALS:	5,056,535,986	5,274,342,490	4.31%

PERSONAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2024	2025	% CHANGE
Commercial Personal	194,947,700	183,256,300	-6.00%
Industrial Personal	18,783,000	21,832,100	16.23%
Utility Personal	98,894,000	108,561,600	9.78%
TOTALS:	312,624,700	313,650,000	0.33%

TAXABLE VALUE (TV)			
	2024	2025	% CHANGE
Commercial Personal	194,947,700	183,256,300	-6.00%
Industrial Personal	18,783,000	21,832,100	16.23%
Utility Personal	98,894,000	108,561,600	9.78%
TOTALS:	312,624,700	313,650,000	0.33%

TOTAL AD VALOREM VALUE			
	2024	2025	% CHANGE
STATE EQUALIZED VALUE	7,057,081,780	7,489,400,700	6.13%
TAXABLE VALUE	5,369,160,686	5,587,992,490	4.08%

SPECIAL ACTS TOTALS

REAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2024	2025	% CHANGE
I.F.T. Real	58,706,500	59,545,900	1.43%
Commercial Real	218,500	0	-100.00%
TOTALS:	58,925,000	59,545,900	1.05%

TAXABLE VALUE (TV)			
	2024	2025	% CHANGE
I.F.T. Real	58,338,692	59,140,194	1.37%
Commercial Real	218,500	0	-100.00%
TOTALS:	58,557,192	59,140,194	1.00%

PERSONAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2024	2025	% CHANGE
I.F.T. Personal	17,091,800	15,310,100	-10.42%
TOTALS:	17,091,800	15,310,100	-10.42%

TAXABLE VALUE (TV)			
	2024	2025	% CHANGE
I.F.T. Personal	17,091,800	15,310,100	-10.42%
TOTALS:	17,091,800	15,310,100	-10.42%

TOTAL SPECIAL ACT VALUE			
	2024	2025	% CHANGE
STATE EQUALIZED VALUE	76,016,800	74,856,000	-1.53%
TAXABLE VALUE	75,648,992	74,450,294	-1.58%

**GRAND TOTAL
AD VALOREM & SPECIAL ACTS**

GRAND TOTAL AD VALOREM & SPECIAL ACT VALUE			
	2024	2025	% CHANGE
STATE EQUALIZED VALUE	7,133,098,580	7,564,256,700	6.04%
TAXABLE VALUE	5,444,809,678	5,662,442,784	4.00%

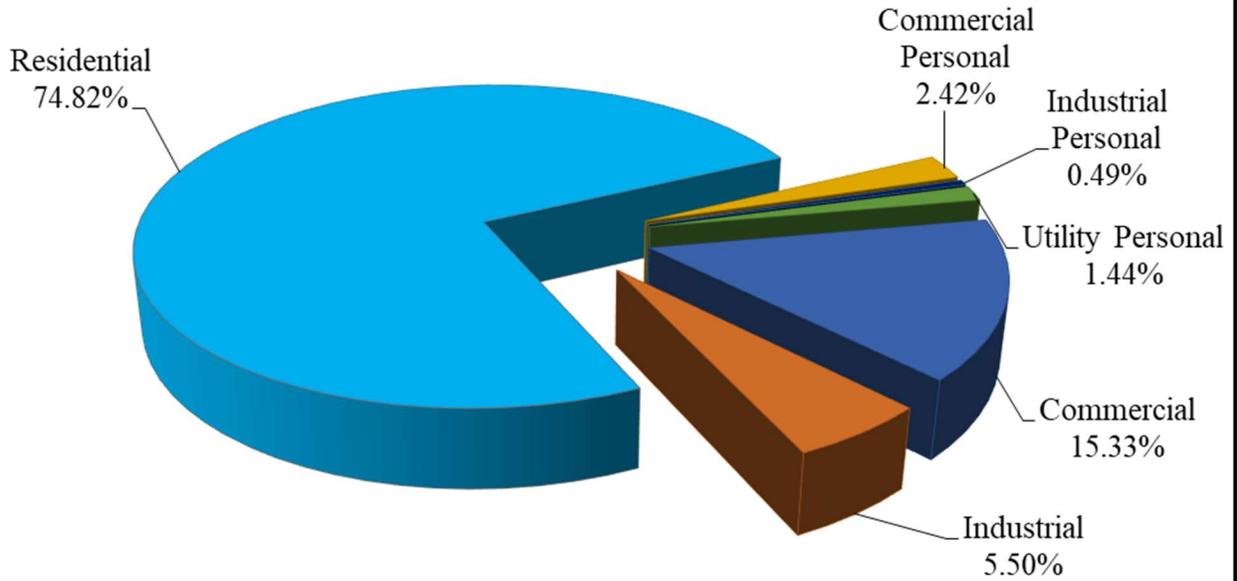
BROWNFIELD TOTALS

BROWNFIELD PARCELS (Included in Ad Valorem Totals)		
	2024	2025
STATE EQUALIZED VALUE	47,099,200	49,357,800
TAXABLE VALUE	43,724,480	44,564,659

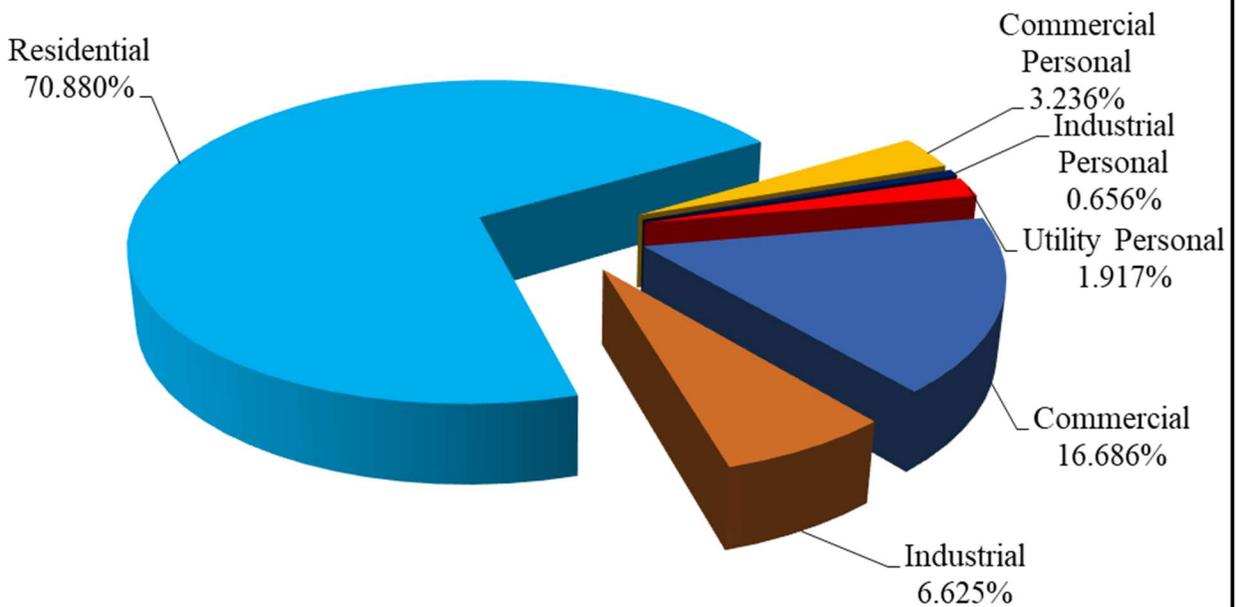
Brownfield Districts

- Livonia Marketplace (2008)**
- Livonia Marketplace II (2017)**
- Livonia Commons (2015)**
- Haggerty Square (2019)**
- Livonia West Commerce Center 2 (2023)**

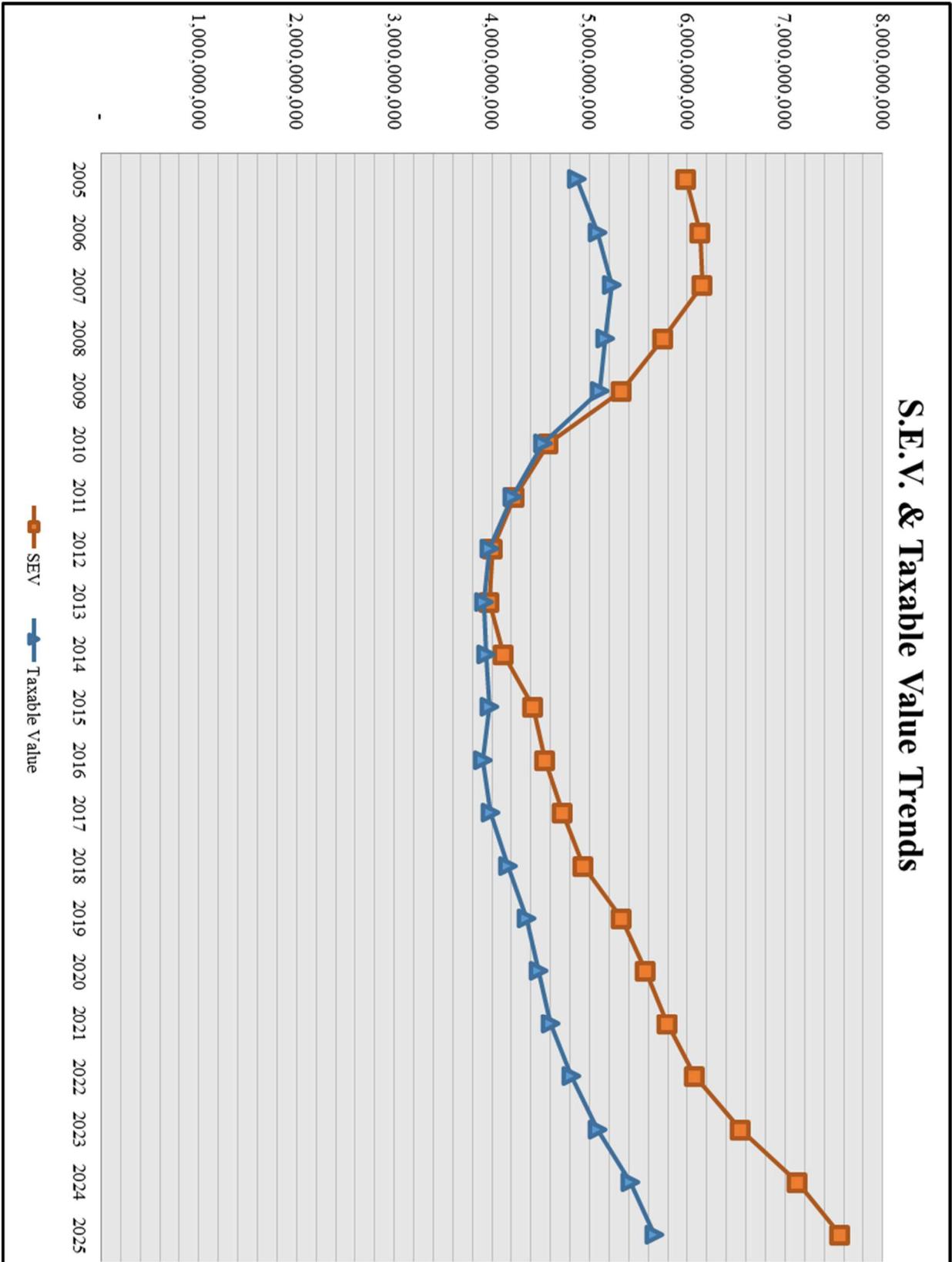
2025 State Equalized Value by Property Class



2025 Taxable Value by Property Class



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



2025 Inflation Rate Multiplier

The calculation of the Inflation Rate Multiplier is set in statute in MCL 211.34d:

(l) "Inflation rate" means the ratio of the general price level for the state fiscal year ending in the calendar year immediately preceding the current year divided by the general price level for the state fiscal year ending in the calendar year before the year immediately preceding the current year.

(f) "General price level" means the annual average of the 12 monthly values for the United States consumer price index for all urban consumers as defined and officially reported by the United States Department of Labor, Bureau of Labor Statistics

Based on the statutory requirements in MCL 211.34d, the calculation of the inflation rate multiplier for 2025 is as follows:

1. The 12 monthly values for October 2022 through September 2023 are averaged.
2. The 12 monthly values for October 2023 through September 2024 are averaged.
3. The ratio is calculated by dividing the average of column 2 by the average of column 1

CPI data used to calculate Inflation Rate Ratio for 2024 property taxes

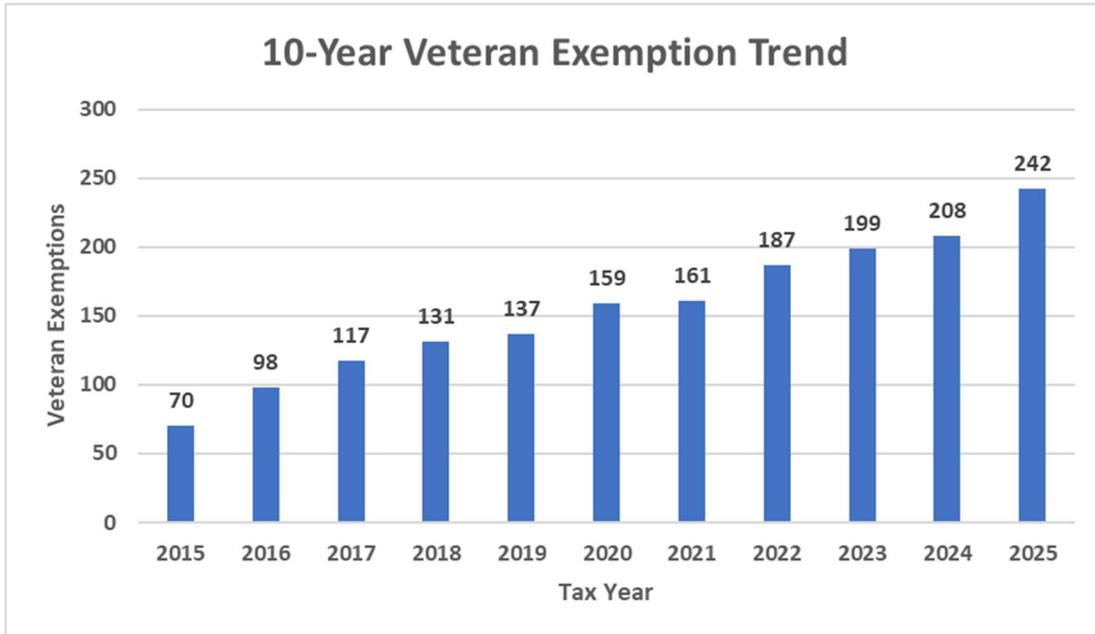
2024 Calculations

<u>FY 2022 - 2023</u>	<u>FY 2023 - 2024</u>
Oct-22 298.012	Oct-23 307.671
Nov-22 297.711	Nov-23 307.051
Dec-22 296.797	Dec-23 306.746
Jan-23 299.170	Jan-24 308.417
Feb-23 300.840	Feb-24 310.326
Mar-23 301.836	Mar-24 312.332
Apr-23 303.363	Apr-24 313.548
May-23 304.127	May-24 314.069
Jun-23 305.109	Jun-24 314.175
Jul-23 305.691	Jul-24 314.540
Aug-23 307.026	Aug-24 314.796
Sep-23 <u>307.789</u>	Sep-24 <u>315.301</u>
Average 302.289	Average 311.581

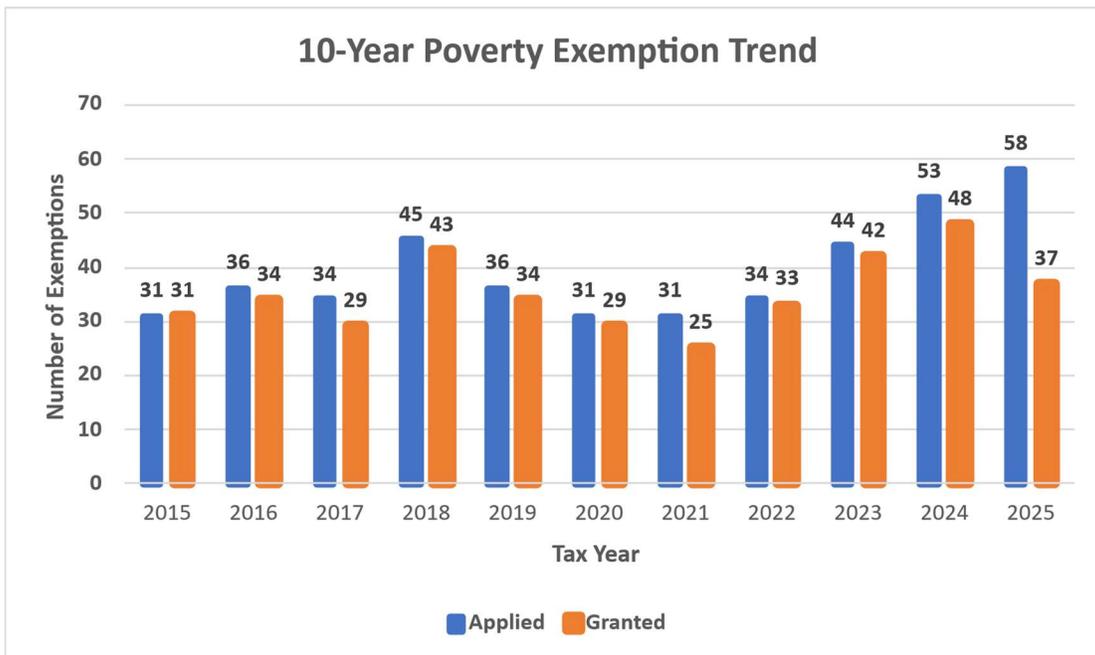
Ratio	1.031
% Change	3.1%

Exemption Loss Trends

*2025 Tax Years are as of conclusion of March Board of Review



- **28,478,416 Taxable Value Loss = \$374,884 City Tax Dollar Loss (2025)**



- **1,393,879 Taxable Value Loss = \$18,349 City Tax Dollar Loss (2025)**
- **2025 Poverty numbers do include December Board of Review**

**2025
TAXABLE VALUE
HOMESTEAD vs. NON-HOMESTEAD
RESIDENTIAL PROPERTIES**

**Total Residential Taxable Value:
4,013,525,413**

**Total Residential Parcel Count:
37,921**

**Livonia School District
Taxable Value: 3,808,475,311
Parcel Count: 35,003**

**Homestead Taxable Value:
3,584,523,826 / 94.12%
Parcel Count: 32,307**

**Non-Homestead Taxable Value:
223,951,485 / 5.88%
Parcel Count: 2,696**

**Clarenceville School District
Taxable Value: 205,050,102
Parcel Count: 2919**

**Homestead Taxable Value:
176,509,764 / 86.08%
Parcel Count: 2,394**

**Non-Homestead Taxable Value:
28,540,338 / 13.92%
Parcel Count: 524**

2025 RANGE OF RESIDENTIAL ASSESSMENTS				
ASSESSED VALUE RANGE	PARCEL COUNT	ASSESSED VALUE	AVG. IMPROVED ASSESSMENT	% OF TOTAL IMPROVED
1 - 37,500				
TOTAL IMPROVED	22	596,500	27,114	0.06%
VACANT	422	8,793,700		
TOTAL PARCEL COUNT	444	9,390,200		
37,510 - 50,000				
TOTAL IMPROVED	161	7,798,500	48,438	0.43%
VACANT	65	2,759,200		
TOTAL PARCEL COUNT	226	10,557,700		
50,010 - 62,500				
TOTAL IMPROVED	563	31,624,300	56,171	1.50%
VACANT	11	613,900		
TOTAL PARCEL COUNT	574	32,238,200		
62,510 - 75,000				
TOTAL IMPROVED	644	44,853,400	69,648	1.72%
VACANT	2	135,600		
TOTAL PARCEL COUNT	646	44,989,000		
75,010 - 100,000				
TOTAL IMPROVED	2475	219,779,500	88,800	6.61%
VACANT	3	250,600		
TOTAL PARCEL COUNT	2478	220,030,100		
100,010 - 125,000				
TOTAL IMPROVED	7147	822,373,200	115,066	19.10%
VACANT	0	0		
TOTAL PARCEL COUNT	7147	822,373,200		
125,010 - 150,000				
TOTAL IMPROVED	9866	1,349,009,800	136,733	26.37%
VACANT	1	131,600		
TOTAL PARCEL COUNT	9867	1,349,141,400		
150,010 - 200,000				
TOTAL IMPROVED	11164	1,921,081,400	172,078	29.84%
VACANT	0	0		
TOTAL PARCEL COUNT	11164	1,921,081,400		
200,010+				
TOTAL IMPROVED	5375	1,252,510,400	233,025	14.37%
VACANT	0	0		
TOTAL PARCEL COUNT	5375	1,252,510,400		
TOTAL IMPROVED PARCEL COUNT:			37,417	
AVG. IMPROVED RESIDENTIAL ASSESSED VALUE:			150,990	
AVG. IMPROVED RESIDENTIAL TAXABLE VALUE:			107,086	
ESTIMATED TRUE CASH VALUE:			2025: \$	301,980
			2024: \$	283,140
			2023: \$	259,124

2025
TOP 40 AD VALOREM STATE EQUALIZED VALUE

2025 RANK	UNIT NAME	UNIT TYPE	COUNTY	TOTAL AD VALOREM SEV	TOTAL COMM/IND SEV
1	Detroit	City	Wayne	18,091,168,799	7,668,797,799
2	Grand Rapids	City	Kent	11,848,940,900	3,472,322,400
3	Ann Arbor	City	Washtenaw	11,623,323,500	3,921,073,900
4	Troy	City	Oakland	9,479,926,770	2,695,292,910
5	Sterling Heights	City	Macomb	8,488,564,800	1,893,330,900
6	Canton	Township	Wayne	7,663,173,010	1,237,522,100
7	Livonia	City	Wayne	7,489,400,700	1,516,181,200
8	Warren	City	Macomb	7,087,997,306	1,872,176,650
9	Macomb	Township	Macomb	7,049,611,352	496,982,000
10	Bloomfield	Township	Oakland	7,016,418,537	463,968,142
11	Rochester Hills	City	Oakland	6,715,731,734	1,039,854,250
12	Shelby	Township	Macomb	6,673,632,800	1,255,436,700
13	West Bloomfield	Township	Oakland	6,576,115,920	555,985,810
14	Novi	City	Oakland	6,558,233,790	1,736,532,010
15	Farmington Hills	City	Oakland	6,454,895,660	1,628,322,410
16	Dearborn	City	Wayne	6,185,237,650	1,856,628,300
17	Clinton	Township	Macomb	5,715,513,770	1,496,849,670
18	Royal Oak	City	Oakland	5,167,885,170	930,469,260
19	Southfield	City	Oakland	4,764,345,260	1,763,696,030
20	Waterford	Township	Oakland	4,718,293,580	749,873,240
21	Wyoming	City	Kent	4,706,963,100	1,624,767,700
22	Birmingham	City	Oakland	4,700,978,850	772,114,960
23	Lansing	City	Ingham	4,034,393,217	1,407,041,321
24	Commerce	Township	Oakland	4,017,755,610	530,360,980
25	Kentwood	City	Kent	3,997,889,800	1,714,138,300
26	Georgetown	Township	Ottawa	3,826,255,100	419,187,000
27	Northville	Township	Wayne	3,745,013,439	394,685,600
28	Portage	City	Kalamazoo	3,634,385,400	1,045,392,900
29	Pittsfield	Township	Washtenaw	3,618,518,656	1,108,992,274
30	Westland	City	Wayne	3,600,733,143	755,170,300
31	Orion	Township	Oakland	3,499,787,020	528,923,790
32	Saint Clair Shores	City	Macomb	3,436,208,995	382,533,700
33	Chesterfield	Township	Macomb	3,264,534,100	594,710,600
34	Independence	Township	Oakland	3,206,414,800	395,273,400
35	Cascade	Township	Kent	3,073,171,800	766,930,600
36	Midland	City	Midland	3,070,214,633	1,015,109,500
37	Plymouth	Township	Wayne	3,059,774,850	636,006,600
38	Holland	City	Ottawa	3,030,246,100	1,155,196,200
39	Kalamazoo	City	Kalamazoo	2,985,422,700	1,009,973,100
40	Meridian	Township	Ingham	2,976,051,000	623,261,400

2025
TOP 40 AD VALOREM TAXABLE VALUE

2025 RANK	UNIT NAME	UNIT TYPE	COUNTY	TOTAL AD VALOREM TV	TOTAL AD VALOREM SEV
1	Detroit	City	Wayne	9,347,338,694	18,091,168,799
2	Ann Arbor	City	Washtenaw	8,519,571,807	11,623,323,500
3	Grand Rapids	City	Kent	7,657,503,233	11,848,940,900
4	Troy	City	Oakland	6,959,891,440	9,479,926,770
5	Sterling Heights	City	Macomb	5,985,059,755	8,488,564,800
6	Canton	Township	Wayne	5,824,699,814	7,663,173,010
7	Livonia	City	Wayne	5,587,992,490	7,489,400,700
8	Bloomfield	Township	Oakland	5,397,889,135	7,016,418,537
9	Macomb	Township	Macomb	5,296,571,103	7,049,611,352
10	Novi	City	Oakland	5,222,777,180	6,558,233,790
11	West Bloomfield	Township	Oakland	5,116,367,844	6,576,115,920
12	Rochester Hills	City	Oakland	4,960,527,374	6,715,731,734
13	Shelby	Township	Macomb	4,926,285,744	6,673,632,800
14	Warren	City	Macomb	4,859,119,740	7,087,997,306
15	Farmington Hills	City	Oakland	4,716,004,380	6,454,895,660
16	Dearborn	City	Wayne	4,472,106,072	6,185,237,650
17	Clinton	Township	Macomb	4,096,698,374	5,715,513,770
18	Royal Oak	City	Oakland	4,090,494,150	5,167,885,170
19	Birmingham	City	Oakland	3,682,520,940	4,700,978,850
20	Waterford	Township	Oakland	3,249,215,690	4,718,293,580
21	Southfield	City	Oakland	3,238,559,470	4,764,345,260
22	Wyoming	Township	Kent	3,152,753,626	4,706,963,100
23	Commerce	Township	Oakland	3,028,316,140	4,017,755,610
24	Lansing	City	Ingham	3,022,556,572	4,034,393,217
25	Northville	Township	Wayne	3,012,479,451	3,745,013,439
26	Pittsfield	Township	Washtenaw	2,870,087,562	3,618,518,656
27	Kentwood	City	Kent	2,786,358,047	3,997,889,800
28	Portage	City	Kalamazoo	2,745,143,547	3,634,385,400
29	Georgetown	Township	Ottawa	2,700,528,886	3,826,255,100
30	Orion	Township	Oakland	2,611,990,940	3,499,787,020
31	Chesterfield	Township	Macomb	2,474,235,017	3,264,534,100
32	Westland	City	Wayne	2,419,714,054	3,600,733,143
33	Midland	City	Midland	2,409,558,529	3,070,214,633
34	Plymouth	Township	Wayne	2,409,281,851	3,059,774,850
35	Meridian	Township	Ingham	2,403,760,045	2,976,051,000
36	Independence	Township	Oakland	2,397,040,116	3,206,414,800
37	Cascade	Township	Kent	2,318,900,691	3,073,171,800
38	Saint Clair Shores	City	Macomb	2,281,007,406	3,436,208,995
39	Auburn Hills	City	Oakland	2,223,664,670	2,718,631,000
40	Lyon	Township	Oakland	2,172,812,610	2,712,055,670

**2024
LARGEST IMPROVED
RESIDENTIAL SALES**

ADDRESS	SALE DATE	SALE PRICE	SQ/FT	SUBDIVISION
35369 MILANA	11/12/24	\$ 780,000	2,720	Mystic Creek
16479 BELL CREEK	11/19/24	\$ 730,000	5,049	Bell Creek Farms
20681 JOSIE	09/19/24	\$ 690,000	3,725	Sarah Estates
19835 ASHLEY	04/09/24	\$ 690,000	3,991	Whispering Hills
37149 WEYMOUTH	07/11/24	\$ 670,000	3,149	Caliburn Estates
35437 GARDNER	10/22/24	\$ 670,000	2,665	Nottingham Woods
19060 WAYNE	06/24/24	\$ 662,000	3,057	Whispering Pines
18718 GOLFVIEW	09/03/24	\$ 650,000	2,974	Beatrice Gardens
20026 EDGEWOOD	09/23/24	\$ 645,500	3,372	Windridge Village
34582 ST MARTINS	08/30/24	\$ 630,000	3,316	Bicentennial Estates
14420 JOSEPHINE	03/06/24	\$ 623,030	2,679	Grand Reserve
32409 MARIA CT	09/27/24	\$ 612,000	4,485	Boulder Pines
37322 ST MARTINS	11/12/24	\$ 605,000	2,615	Whispering Hills
16128 SOUTHAMPTON	09/30/24	\$ 605,000	3,993	Coventry Woods
14495 JOSEPHINE	01/12/24	\$ 602,870	2,784	Grand Reserve
35128 BANBURY	10/29/24	\$ 600,000	2,618	Sheffield Sub
14441 JOSEPHINE	04/05/24	\$ 599,490	2,918	Grand Reserve
37617 KINGSBURN	11/15/24	\$ 590,000	2,689	Caliburn Manor
18417 WESTCHESTER	05/13/24	\$ 585,000	2,507	Caliburn Estates
35104 BANBURY	09/09/24	\$ 585,000	2,617	Sheffield Sub

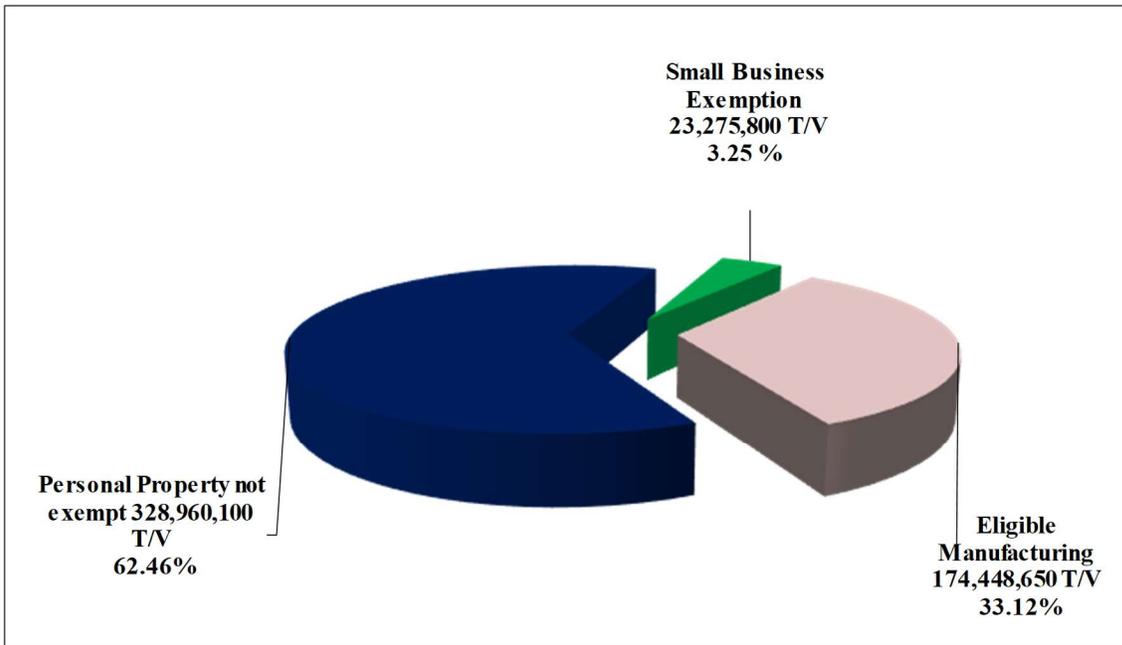
**2024
LARGEST IMPROVED
COMMERCIAL SALES**

ADDRESS	SALE DATE	SALE PRICE	SQ/FT	USE
32222 PLYMOUTH	07/15/24	\$ 11,000,000	74,038	Auto Dealership
19900 HAGGERTY	07/16/24	\$ 7,815,914	45,078	Medical Office
19525 VICTOR PARKWAY	05/16/24	\$ 7,500,000	186,735	Hotel
30471 PLYMOUTH	12/19/24	\$ 6,268,362	4,560	Car Wash
11808 MIDDLEBELT	12/23/24	\$ 5,400,000	41,328	Motel
17350 FOX	03/26/24	\$ 5,370,000	52,057	Hotel
34000 AUTRY	01/25/24	\$ 5,200,000	74,260	Office/Warehouse
33125 SCHOOLCRAFT	11/08/24	\$ 4,600,000	76,320	Office
30400 PLYMOUTH	07/15/24	\$ 4,500,000	50,622	Auto Dealership
37400 SEVEN MILE	08/12/24	\$ 3,500,000	12,602	Former Brose Lighting

**2024
LARGEST IMPROVED
INDUSTRIAL SALES**

ADDRESS	SALE DATE	SALE PRICE	SQ/FT	USE
32333 CAPITOL	07/15/24	\$ 6,500,000	55,090	Office/Warehouse
13600 OTTERSON	02/01/24	\$ 2,425,000	21,519	Office/Warehouse
33067 INDUSTRIAL	01/31/24	\$ 2,200,000	20,600	Office/Warehouse
34150 AUTRY	02/22/24	\$ 2,200,000	23,625	Office/Warehouse
30975 EIGHT MILE	08/21/24	\$ 1,500,000	13,000	Office/Warehouse
11966 BROOKFIELD	01/16/24	\$ 1,250,000	12,303	Office/Warehouse to Grow Facility
12871 FARMINGTON	03/15/24	\$ 950,000	5,000	Office/Warehouse
31090 INDUSTRIAL	03/01/24	\$ 925,000	8,430	Office/Warehouse
11847 HUBBARD	07/15/24	\$ 720,000	-	Vacant Ind Land
30844 INDUSTRIAL	08/23/24	\$ 500,000	14,535	Office/Warehouse

2025
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	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	\$ 2,748,915.46	\$ 2,042,168.40
2021	213,555,695 x	0.0138878	\$2,965,819	\$ 2,748,951.46	\$ 2,419,625.73
2022	219,452,995 x	0.0138878	\$3,047,719	\$ 2,974,411.56	\$ 2,872,140.78
2023	238,488,995 x	0.0131780	\$3,142,808	\$ 3,192,356.19	\$ 2,646,578.16
2024	219,227,345 x	0.0131774	\$2,888,846	\$ 2,913,359.76	\$ 2,735,894.06
2025	228,810,495 x	0.0131680	\$3,012,977		

In 2025, there were 177 EMPP Exemptions granted and 2,798 Small Business Exemption claims granted.

**2024 WAYNE COUNTY
CITY MILLAGE RATES**

MUNICIPALITY	SCHOOL DISTRICT NAME	TOTAL CITY MILLAGE	HOMESTEAD RATE	NON-HOMESTEAD RATE
LIVONIA	CLARENCEVILLE SCHOOL	13.1638	37.0185	55.0185
LIVONIA	LIVONIA PUBLIC SCHOOL	13.1638	40.7667	58.7667
PLYMOUTH	PLYMOUTH-CANTON COMMUNITY	14.0799	41.4368	59.4368
NORTHVILLE	NORTHVILLE PUBLIC SCHOOL	15.2138	42.5710	60.5710
ROMULUS	ROMULUS COMMUNITY SCHOOL	15.6922	52.1931	68.7970
ROMULUS	WAYNE-WESTLAND COMMUNITY	15.6922	45.0214	63.0214
ROMULUS	WOODHAVEN SCHOOL DISTRICT	15.6922	47.5241	65.5241
GROSSE POINTE FARMS	GROSSE POINTE PUBLIC SCHOOL	16.4655	50.0460	64.5002
GROSSE POINTE	GROSSE POINTE PUBLIC SCHOOL	16.6638	50.2443	64.6985
GROSSE POINTE SHORES VILLAGE	GROSSE POINTE PUBLIC SCHOOL	17.7827	51.3632	65.8174
GROSSE POINTE PARK	GROSSE POINTE PUBLIC SCHOOL	18.9568	52.5373	66.9915
WESTLAND	GARDEN CITY SCHOOL DISTRICT	19.2537	50.2863	68.2863
WESTLAND	LIVONIA PUBLIC SCHOOL	19.2537	47.8484	65.8482
WESTLAND	ROMULUS (INKSTER DEBT)	19.2537	43.1085	43.1085
WESTLAND	ROMULUS COMMUNITY SCHOOL	19.2537	55.7546	72.3585
WESTLAND	TAYLOR (INKSTER DEBT)	19.2537	43.1085	43.1085
WESTLAND	TAYLOR SCHOOL DISTRICT	19.2537	43.9585	61.7173
WESTLAND	WAYNE-WESTLAND COMMUNITY	19.2537	48.5829	66.5829
BELLEVILLE	VAN BUREN PUBLIC SCHOOL	19.8190	49.3072	67.3072
ROCKWOOD	GIBALTAR SCHOOL DISTRICT	19.9593	50.1342	68.1342
FLATROCK	FLAT ROCK COMMUNITY	19.9688	54.0520	72.0520
FLATROCK	GIBALTAR SCHOOL DISTRICT	19.9688	50.1437	68.1437
FLATROCK	WOODHAVEN-BROWNSTOWN	19.9688	50.8091	68.8091
GROSSE POINTE WOODS	GROSSE POINTE PUBLIC SCHOOL	20.7326	54.3131	68.7673
GIBALTAR	GIBALTAR SCHOOL DISTRICT	20.7757	50.9506	68.9506
WOODHAVEN	GIBALTAR SCHOOL DISTRICT	21.1371	51.3120	69.3120
WOODHAVEN	WOODHAVEN-BROWNSTOWN	21.1371	51.9774	69.9774
LINCOLN PARK	LINCOLN PARK PUBLIC SCHOOL	21.3850	53.9695	71.9695
DEARBORN HEIGHTS	CRESTWOOD SCHOOL DISTRICT	21.6079	47.5429	65.5429
DEARBORN HEIGHTS	DEARBORN CITY SCHOOL	21.6079	52.0034	65.6084
DEARBORN HEIGHTS	DEARBORN HGTS SCH DISTRICT	21.6079	52.3521	64.0715
DEARBORN HEIGHTS	TAYLOR SCHOOL DISTRICT	21.6079	46.3127	64.0715
DEARBORN HEIGHTS	WAYNE-WESTLAND COMMUNITY	21.6079	50.9371	68.9371
DEARBORN HEIGHTS	WESTWOOD COMMUNITY	21.6079	51.9303	69.9303
WYANDOTTE	WYANDOTTE CITY SCHOOL	22.7500	53.2944	71.2944
DEARBORN	DEARBORN CITY SCHOOL	22.9000	53.2955	66.9055
DEARBORN	WESTWOOD COMMUNITY	22.9000	53.2224	71.2224
HAMTRAMCK	HAMTRAMCK PUBLIC SCHOOL	23.0308	50.9124	68.3526
RIVERVIEW	RIVERVIEW COMMUNITY	23.7370	52.9286	70.9286
ALLEN PARK	ALLEN PARK PUBLIC SCHOOLS	24.2189	60.0737	78.0737
ALLEN PARK	MELVINDALE/ ALLEN PARK	24.2189	48.0737	66.0737
ALLEN PARK	SOUTHGATE COMMUNITY	24.2189	55.8069	73.8069
WAYNE	WAYNE-WESTLAND COMMUNITY	24.2714	53.6006	71.6006
GARDEN CITY	GARDEN CITY SCHOOL DISTRICT	24.4980	55.5306	73.5306
TRENTON	RIVERVIEW COMMUNITY	24.7508	53.9424	71.9424
TRENTON	TRENTON PUBLIC SCHOOL	24.7508	58.0356	76.0356
TAYLOR	TAYLOR SCHOOL DISTRICT	25.1030	49.8078	67.5666
SOUTHGATE	SOUTHGATE COMMUNITY	26.5476	58.1383	76.1383
DETROIT	DETROIT CITY SCHOOL DISTRICT	26.8123	67.2737	85.2737
INKSTER	ROMULUS (INKSTER DEBT)	27.6599	53.4187	53.4187
INKSTER	TAYLOR SCH DIST (INKSTER DEBT)	27.6599	53.4187	53.4187
INKSTER	TAYLOR SCHOOL DISTRICT	27.6599	54.2687	72.0275
INKSTER	WAYNE-WESTLAND (INKSTER DEBT)	27.6599	53.4187	53.4187
INKSTER	WAYNE-WESTLAND COMM SCH	27.6599	58.8931	76.8931
INKSTER	WESTWOOD (INKSTER DEBT)	27.6599	53.4187	53.4187
INKSTER	WESTWOOD COMMUNITY	27.6599	59.8863	77.8863
RIVER ROUGE	RIVER ROUGE CITY SCHOOL	42.6870	82.0418	96.8918
MELVINDALE	MELVINDALE/ ALLEN PARK	46.2892	70.1440	88.1440
HIGHLAND PARK	HIGHLAND PARK CITY SCHOOL	46.4740	67.9660	85.5417
HARPER WOODS	GROSSE POINTE PUBLIC	54.7254	88.3059	102.7601
HARPER WOODS	HARPER WOODS	54.7254	91.5802	109.3502
ECORSE	ECORSE PUBLIC SCHOOLS	57.3015	97.1563	114.8701
ECORSE	RIVER ROUGE CITY SCHOOLS	57.3015	96.6563	111.5063

**2024 WAYNE COUNTY
TOWNSHIP MILLAGE RATES**

MUNICIPALITY	SCHOOL DISTRICT NAME	TOTAL TWP MILLAGE	HOMESTEAD RATE	NON- HOMESTEAD RATE
PLYMOUTH TOWNSHIP	PLYMOUTH-CANTON COMM SCH	5.1276	32.4845	50.4845
SUMPTER TOWNSHIP	AIRPORT COMMUNITY SCHOOLS	5.2707	32.0770	50.0770
SUMPTER TOWNSHIP	HURON SCHOOL DISTRICT	5.2707	37.0321	55.0321
SUMPTER TOWNSHIP	LINCOLN CONS SCHOOL	5.2707	37.5559	55.5559
SUMPTER TOWNSHIP	VAN BUREN PUBLIC SCHOOLS	5.2707	34.7589	52.7589
VAN BUREN TOWNSHIP	LINCOLN CONSOLIDATED SCHOOLS	7.2866	39.5718	57.5718
VAN BUREN TOWNSHIP	VAN BUREN PUBLIC SCHOOLS	7.2866	36.7748	54.7748
NORTHVILLE TOWNSHIP	NORTHVILLE PUBLIC SCHOOLS	8.3509	35.3724	53.3724
NORTHVILLE TOWNSHIP	PLYMOUTH-CANTON COMM SCH	8.3509	35.7081	53.7081
HURON TOWNSHIP	FLAT ROCK COMMUNITY SCHOOLS	8.6026	42.6858	60.6858
HURON TOWNSHIP	HURON SCHOOL DISTRICT	8.6026	38.4658	56.4658
HURON TOWNSHIP	WOODHAVEN-BROWNSTOWN	8.6026	39.4429	57.4429
CANTON TOWNSHIP***	PLYMOUTH-CANTON COMM SCH	12.2839	39.6452	57.6452
CANTON TOWNSHIP***	VAN BUREN PUBLIC SCHOOLS	12.2839	41.3063	59.3063
CANTON TOWNSHIP***	WAYNE-WESTLAND COMM SCH	12.2839	42.0539	60.0539
GROSSE ILE TOWNSHIP	GROSSE ILE TOWNSHIP SCHOOLS	12.8313	42.9032	60.2568
BROWNSTOWN TOWNSHIP*	GIBRALTAR SCHOOL DISTRICT	13.9477	44.1352	62.1352
BROWNSTOWN TOWNSHIP*	TAYLOR SCHOOL DISTRICT	13.9477	37.6735	55.4323
BROWNSTOWN TOWNSHIP*	WOODHAVEN-BROWNSTOWN	13.9477	44.8006	62.8006
REDFORD TOWNSHIP**	CLARENCEVILLE SCHOOL	24.4527	52.1313	70.1313
REDFORD TOWNSHIP**	REDFORD UNION SCHOOL	24.4527	59.8898	77.2041
REDFORD TOWNSHIP**	SOUTH REDFORD SCHOOL	24.4527	61.0790	79.0790

* INCLUDES 10.0000 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

** INCLUDES 9.3000 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

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

**2024 TOTAL TAX RATES
FOR CITIES WITHIN WAYNE COUNTY**

MUNICIPALITY	CODE	SCHOOL DISTRICT NAME	TOTAL HOMESTEAD	TOTAL NON-HOMESTEAD
LIVONIA	63090	CLARENCEVILLE SCHOOL	37.0185	55.0185
LIVONIA	82095	LIVONIA PUBLIC SCHOOL	40.7667	58.7667
PLYMOUTH	82100	PLYMOUTH-CANTON COMMUNITY	41.4368	59.4368
NORTHVILLE	82390	NORTHVILLE PUBLIC SCHOOL	42.5710	60.5710
WESTLAND	82130	ROMULUS (INKSTER DEBT)	43.1085	43.1085
WESTLAND	82150	TAYLOR (INKSTER DEBT)	43.1085	43.1085
WESTLAND	82150	TAYLOR SCHOOL DISTRICT	43.9585	61.7173
ROMULUS	82160	WAYNE-WESTLAND COMMUNITY	45.0214	63.0214
DEARBORN HEIGHTS	82150	TAYLOR SCHOOL DISTRICT	46.3127	64.0715
ROMULUS	82365	WOODHAVEN SCHOOL DISTRICT	47.5241	65.5241
DEARBORN HEIGHTS	82230	CRESTWOOD SCHOOL DISTRICT	47.5429	65.5429
WESTLAND	82095	LIVONIA PUBLIC SCHOOL	47.8484	65.8482
ALLEN PARK	82045	MELVINDALE/ ALLEN PARK	48.0737	66.0737
WESTLAND	82160	WAYNE-WESTLAND COMMUNITY	48.5829	66.5829
BELLEVILLE	82430	VAN BUREN PUBLIC SCHOOL	49.3072	67.3072
TAYLOR	82150	TAYLOR SCHOOL DISTRICT	49.8078	67.5666
GROSSE POINTE FARMS	82055	GROSSE POINTE PUBLIC SCHOOL	50.0460	64.5002
ROCKWOOD	82290	GIBALTAR SCHOOL DISTRICT	50.1342	68.1342
FLATROCK	82290	GIBALTAR SCHOOL DISTRICT	50.1437	68.1437
GROSSE POINTE	82055	GROSSE POINTE PUBLIC SCHOOL	50.2443	64.6985
WESTLAND	82050	GARDEN CITY SCHOOL DISTRICT	50.2863	68.2863
FLATROCK	82365	WOODHAVEN-BROWNSTOWN	50.8091	68.8091
HAMTRAMCK	82060	HAMTRAMCK PUBLIC SCHOOL	50.9124	68.3526
DEARBORN HEIGHTS	82160	WAYNE-WESTLAND COMMUNITY	50.9371	68.9371
GIBALTAR	82290	GIBALTAR SCHOOL DISTRICT	50.9506	68.9506
WOODHAVEN	82290	GIBALTAR SCHOOL DISTRICT	51.3120	69.3120
GROSSE POINTE SHORES VILLAGE	82055	GROSSE POINTE PUBLIC SCHOOL	51.3632	65.8174
DEARBORN HEIGHTS	82240	WESTWOOD COMMUNITY	51.9303	69.9303
WOODHAVEN	82365	WOODHAVEN-BROWNSTOWN	51.9774	69.9774
DEARBORN HEIGHTS	82030	DEARBORN CITY SCHOOL	52.0034	65.6084
ROMULUS	82130	ROMULUS COMMUNITY SCHOOL	52.1931	68.7970
DEARBORN HEIGHTS	82040	DEARBORN HGTS SCH DISTRICT	52.3521	64.0715
GROSSE POINTE PARK	82055	GROSSE POINTE PUBLIC SCHOOL	52.5373	66.9915
RIVERVIEW	82400	RIVERVIEW COMMUNITY	52.9286	70.9286
DEARBORN	82240	WESTWOOD COMMUNITY	53.2224	71.2224
WYANDOTTE	82170	WYANDOTTE CITY SCHOOL	53.2944	71.2944
DEARBORN	82030	DEARBORN CITY SCHOOL	53.2955	66.9055
INKSTER	82130	ROMULUS (INKSTER DEBT)	53.4187	53.4187
INKSTER	82150	TAYLOR SCH DIST (INKSTER DEBT)	53.4187	53.4187
INKSTER	82160	WAYNE-WESTLAND (INKSTER DEBT)	53.4187	53.4187
INKSTER	82240	WESTWOOD (INKSTER DEBT)	53.4187	53.4187
WAYNE	82160	WAYNE-WESTLAND COMMUNITY	53.6006	71.6006
TRENTON	82400	RIVERVIEW COMMUNITY	53.9424	71.9424
LINCOLN PARK	82090	LINCOLN PARK PUBLIC SCHOOL	53.9695	71.9695
FLATROCK	82180	FLAT ROCK COMMUNITY	54.0520	72.0520
INKSTER	82150	TAYLOR SCHOOL DISTRICT	54.2687	72.0275
GROSSE POINTE WOODS	82055	GROSSE POINTE PUBLIC SCHOOL	54.3131	68.7673
GARDEN CITY	82050	GARDEN CITY SCHOOL DISTRICT	55.5306	73.5306
WESTLAND	82130	ROMULUS COMMUNITY SCHOOL	55.7546	72.3585
ALLEN PARK	82405	SOUTHGATE COMMUNITY	55.8069	73.8069
TRENTON	82155	TRENTON PUBLIC SCHOOL	58.0356	76.0356
SOUTHGATE	82405	SOUTHGATE COMMUNITY	58.1383	76.1383
INKSTER	82160	WAYNE-WESTLAND COMM SCH	58.8931	76.8931
INKSTER	82240	WESTWOOD COMMUNITY	59.8863	77.8863
ALLEN PARK	82020	ALLEN PARK PUBLIC SCHOOLS	60.0737	78.0737
DETROIT	82010	DETROIT CITY SCHOOL DISTRICT	67.2737	85.2737
HIGHLAND PARK	82070	HIGHLAND PARK CITY SCHOOL	67.9660	85.5417
MELVINDALE	82045	MELVINDALE/ ALLEN PARK	70.1440	88.1440
RIVER ROUGE	82120	RIVER ROUGE CITY SCHOOL	82.0418	96.8918
HARPER WOODS	82055	GROSSE POINTE PUBLIC	88.3059	102.7601
HARPER WOODS	82320	HARPER WOODS	91.5802	109.3502
ECORSE	82120	RIVER ROUGE CITY SCHOOLS	96.6563	111.5063
ECORSE	82250	ECORSE PUBLIC SCHOOLS	97.1563	114.8701

**2024 TOTAL TAX RATES
FOR TOWNSHIPS WITHIN WAYNE COUNTY**

MUNICIPALITY	CODE	SCHOOL DISTRICT NAME	TOTAL HOMESTEAD	TOTAL NON-HOMESTEAD
SUMPTER TOWNSHIP	58020	AIRPORT COMMUNITY SCHOOLS	32.0770	50.0770
PLYMOUTH TOWNSHIP	82100	PLYMOUTH-CANTON COMM SCH	32.4845	50.4845
SUMPTER TOWNSHIP	82430	VAN BUREN PUBLIC SCHOOLS	34.7589	52.7589
NORTHVILLE TOWNSHIP	82390	NORTHVILLE PUBLIC SCHOOLS	35.3724	53.3724
NORTHVILLE TOWNSHIP	82100	PLYMOUTH-CANTON COMM SCH	35.7081	53.7081
VAN BUREN TOWNSHIP	82430	VAN BUREN PUBLIC SCHOOLS	36.7748	54.7748
SUMPTER TOWNSHIP	82340	HURON SCHOOL DISTRICT	37.0321	55.0321
SUMPTER TOWNSHIP	81070	LINCOLN CONS SCHOOL	37.5559	55.5559
BROWNSTOWN TOWNSHIP*	82150	TAYLOR SCHOOL DISTRICT	37.6735	55.4323
HURON TOWNSHIP	82340	HURON SCHOOL DISTRICT	38.4658	56.4658
HURON TOWNSHIP	82365	WOODHAVEN-BROWNSTOWN	39.4429	57.4429
VAN BUREN TOWNSHIP	81070	LINCOLN CONSOLIDATED SCHOOLS	39.5718	57.5718
CANTON TOWNSHIP***	82100	PLYMOUTH-CANTON COMM SCH	39.6452	57.6452
CANTON TOWNSHIP***	82430	VAN BUREN PUBLIC SCHOOLS	41.3063	59.3063
CANTON TOWNSHIP***	82160	WAYNE-WESTLAND COMM SCH	42.0539	60.0539
HURON TOWNSHIP	82180	FLAT ROCK COMMUNITY SCHOOLS	42.6858	60.6858
GROSSE ILE TOWNSHIP	82300	GROSSE ILE TOWNSHIP SCHOOLS	42.9032	60.2568
BROWNSTOWN TOWNSHIP*	82290	GIBRALTAR SCHOOL DISTRICT	44.1352	62.1352
BROWNSTOWN TOWNSHIP*	82365	WOODHAVEN-BROWNSTOWN	44.8006	62.8006
REDFORD TOWNSHIP**	63090	CLARENCEVILLE SCHOOL	52.1313	70.1313
REDFORD TOWNSHIP**	82110	REDFORD UNION SCHOOL	59.8898	77.2041
REDFORD TOWNSHIP**	82140	SOUTH REDFORD SCHOOL	61.0790	79.079

* INCLUDES 10.0000 MILLS FOR SPECIAL ASSESSMENTS (REAL PROPERTY ONLY)

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

2025 CITY OF LIVONIA 25 LARGEST TAXPAYERS

	TAXABLE VALUE REAL	TAXABLE VALUE PERSONAL	TAXABLE VALUE TOTAL	TAXES AT VARIOUS 2023 MILLAGE RATES
DTE ELECTRIC CO.	1,606,463	54,972,400	56,578,863	\$ 3,316,849.46
ASHLEY CAPITAL ** ACT 198	54,034,240 1,983,274		54,034,240 1,983,274 TOTAL 56,017,514	\$ 3,229,842.09 \$ 60,507.51 \$ 3,290,349.60
CONSUMERS ENERGY CO.	3,895,309	49,040,800	52,936,109	\$ 3,076,713.67
SCHOSTAK BROTHERS	28,653,126	288,700	28,941,826	\$ 1,714,610.93
FORD MOTOR COMPANY ** ACT 198	26,894,910	33,100 0	26,928,010 0 TOTAL 26,928,010	\$ 1,581,742.09 \$ - \$ 1,581,742.09
AMAZON ** ACT 198	2,236,032 20,658,800	9,220,100 4,375,700	11,456,132 25,034,500 TOTAL 36,490,632	\$ 585,483.74 \$ 773,966.55 \$ 1,359,450.29
FRIEDMAN REAL ESTATE GROUP	16,334,682		16,334,682	\$ 959,935.36
DEMBS-ROTH INDUSTRIAL DEV	15,708,681		15,708,681	\$ 934,345.32
LIVONIA ESTATES LTD	14,286,778		14,286,778	\$ 868,160.35
MILLENNIUM LIVONIA LLC - Retail/Restaurants	14,370,549		14,370,549	\$ 844,509.74
COLLEGE PARK-SCHOOLCRAFT	14,251,952		14,251,952	\$ 837,540.19
RNDC-NWS LLC ** ACT 198 Wine Distributor	1,613,100 16,772,900	8,472,200	1,613,100 25,245,100 TOTAL 26,858,200	\$ 98,022.76 \$ 691,742.25 \$ 789,765.01
HAGGERTY GROUP - Retail & Appts.	13,264,380		13,264,380	\$ 779,503.84
AURORA LLC - Industrial Investment	12,397,085	11,600	12,408,685	\$ 752,833.84
UNIVERSAL PROP SMC LIVONIA	11,776,235		11,776,235	\$ 692,050.47
WAL-MART	10,077,900	1,942,600	12,020,500	\$ 672,795.75
COSTCO WHOLESALE	8,509,983	2,969,800	11,479,783	\$ 638,991.36
ALETHA B. PHIPPS - Senior Appts.	9,870,100	1,023,900	10,894,000	\$ 627,917.63
ROUSH CORPORATION	9,585,909	846,500	10,432,409	\$ 611,037.26
T - MOBILE/ SPRINT	0	12,124,100	12,124,100	\$ 601,720.46
PARAGON PROPERTIES IND DEV	9,716,824		9,716,824	\$ 574,429.90
QUAKERTOWN CAMBRIDGE	9,127,069		9,127,069	\$ 536,367.73
KELSEY-HAYES (TRW)	8,584,884		8,584,884	\$ 521,675.07
ARISTEO CONSTRUCTION	5,514,935	3,552,100	9,067,035	\$ 447,589.33
NNN Reit LP - Retail & Restaurants	7,295,286		7,295,286	\$ 428,719.88
TOTALS:	349,021,386	148,873,600	497,894,986	\$ 27,459,604.52

2024 AD VALOREM CITY MILLAGE	13.1638	\$5,866,212
2024 ACT 198 CITY MILLAGE	6.5819	\$343,989
TOTAL ESTIMATED CITY TAX DOLLARS		\$6,210,201

**PLYMOUTH ROAD DEVELOPMENT AUTHORITY
(P.R.D.A)
1994 - 2025 RECAPTURE**

	<u>1994 Parcel Count</u>	<u>1994 Assessed Value</u>	<u>2025 Parcel Count</u>	<u>2025 Taxable Value</u>
Real Property	578	251,784,070	554	351,730,548
Personal Property	893	178,771,840	760	77,281,700
Act 198				
Real Property	7	11,052,250	5	25,550,407
Personal Property	19	257,281,050	13	5,192,100
Act 255				
Real Property	<u>1</u>	<u>2,458,180</u>	<u>0</u>	<u>0</u>
Totals	1498	701,347,390	1,332	459,754,755

**Amount of Captured Taxable Value for 2025:
- 241,592,635**