

CITY OF LIVONIA

2023 ASSESSMENT DATA



DEPARTMENTAL CORRESPONDENCE

DATE: July 11, 2023
TO: Maureen Miller-Brosnan, Mayor
FROM: Linda Gosselin, Assessor
SUBJECT: 2023 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 357 total appeals, including 64 in-person appeals and 293 mail-in appeals. Of the 357 total appeals, 21 applications were for poverty exemption and 200 applications for veteran exemption were granted for total property tax relief.
- The 2023 Ad-Valorem Taxable Values are:
Real: 4,720,892,700 – an overall increase from 2022 of ~6.67%.
Personal: 283,693,600 – an overall decrease from 2022 of ~ 5.62%**
GRAND TOTAL: 5,004,586,300 – an overall increase from 2022 of ~5.89%
- The 2023 Act 198 – IFT Taxable Values are:
Real: 57,367,469 – an overall decrease from 2022 of 10.91%.
Personal: 17,601,500 – an overall decrease from 2022 of 16.86%**
GRAND TOTAL: 74,968,969
- Michigan Inflation Rate Multiplier History
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
2014: 1.016

***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. Starting in 2023 the Small Business Exemption expanded to businesses with a true cash value of 80,000 to 180,000.*

AD VALOREM VALUE TOTALS

REAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2022	2023	% CHANGE
Commercial Real	981,138,430	1,047,688,600	6.78%
Industrial Real	297,651,800	310,902,100	4.45%
Residential Real	4,398,482,880	4,823,351,000	9.66%
TOTALS:	5,677,273,110	6,181,941,700	8.89%

TAXABLE VALUE (TV)			
	2022	2023	% CHANGE
Commercial Real	825,892,117	880,080,095	6.56%
Industrial Real	268,958,917	284,843,135	5.91%
Residential Real	3,330,799,539	3,555,969,470	6.76%
TOTALS:	4,425,650,573	4,720,892,700	6.67%

PERSONAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2022	2023	% CHANGE
Commercial Personal	189,645,300	176,897,500	-6.72%
Industrial Personal	21,870,300	17,366,700	-20.59%
Utility Personal	89,084,500	89,429,400	0.39%
TOTALS:	300,600,100	283,693,600	-5.62%

TAXABLE VALUE (TV)			
	2022	2023	% CHANGE
Commercial Personal	189,645,300	176,897,500	-6.72%
Industrial Personal	21,870,300	17,366,700	-20.59%
Utility Personal	89,084,500	89,429,400	0.39%
TOTALS:	300,600,100	283,693,600	-5.62%

TOTAL AD VALOREM VALUE			
	2022	2023	% CHANGE
STATE EQUALIZED VALUE	5,977,873,210	6,465,635,300	8.16%
TAXABLE VALUE	4,726,250,673	5,004,586,300	5.89%

SPECIAL ACTS TOTALS

REAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2022	2023	% CHANGE
Land Bank Real	97,200	0	-100.00%
I.F.T. Real	68,356,700	57,836,400	-15.39%
Commercial Real	7,823,100	8,254,400	5.51%
TOTALS:	76,277,000	66,090,800	-13.35%

TAXABLE VALUE (TV)			
	2022	2023	% CHANGE
Land Bank Real	83,177	0	-100.00%
I.F.T. Real	64,394,791	57,367,469	-10.91%
Commercial Real	7,499,662	7,800,731	4.01%
TOTALS:	71,977,630	65,168,200	-9.46%

PERSONAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2022	2023	% CHANGE
I.F.T. Personal	21,170,700	17,601,500	-16.86%
TOTALS:	21,170,700	17,601,500	-16.86%

TAXABLE VALUE (TV)			
	2022	2023	% CHANGE
I.F.T. Personal	21,170,700	17,601,500	-16.86%
TOTALS:	21,170,700	17,601,500	-16.86%

TOTAL SPECIAL ACT VALUE			
	2022	2023	% CHANGE
STATE EQUALIZED VALUE	97,447,700	83,692,300	-14.12%
TAXABLE VALUE	93,148,330	82,769,700	-11.14%

**GRAND TOTAL
AD VALOREM & SPECIAL ACTS**

GRAND TOTAL AD VALOREM & SPECIAL ACT VALUE			
	2022	2023	% CHANGE
STATE EQUALIZED VALUE	6,075,320,910	6,549,327,600	7.80%
TAXABLE VALUE	4,819,399,003	5,087,356,000	5.56%

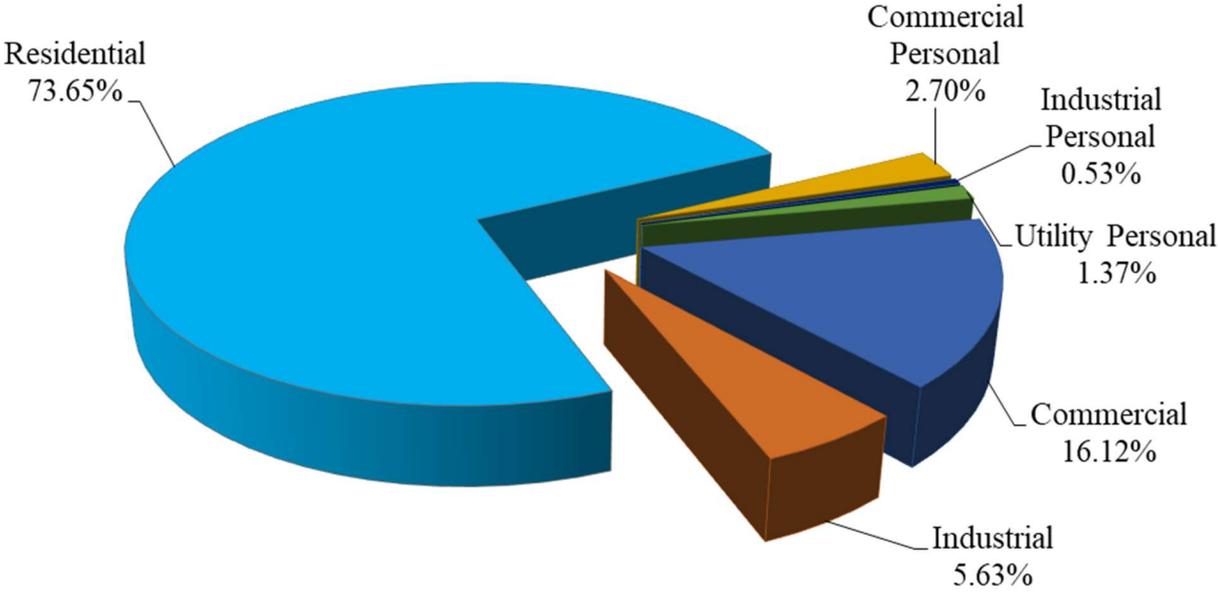
BROWNFIELD TOTALS

BROWNFIELD PARCELS (Included in Ad Valorem Totals)		
	2022	2023
STATE EQUALIZED VALUE	33,470,000	44,029,900
TAXABLE VALUE	30,893,199	41,062,627

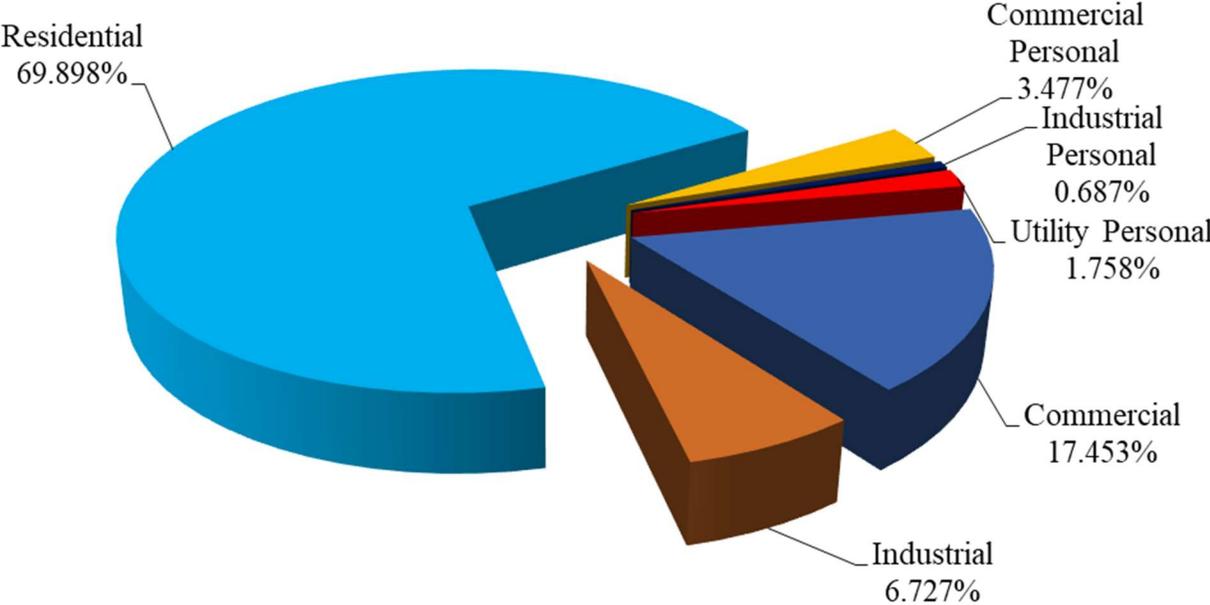
Brownfield Districts

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

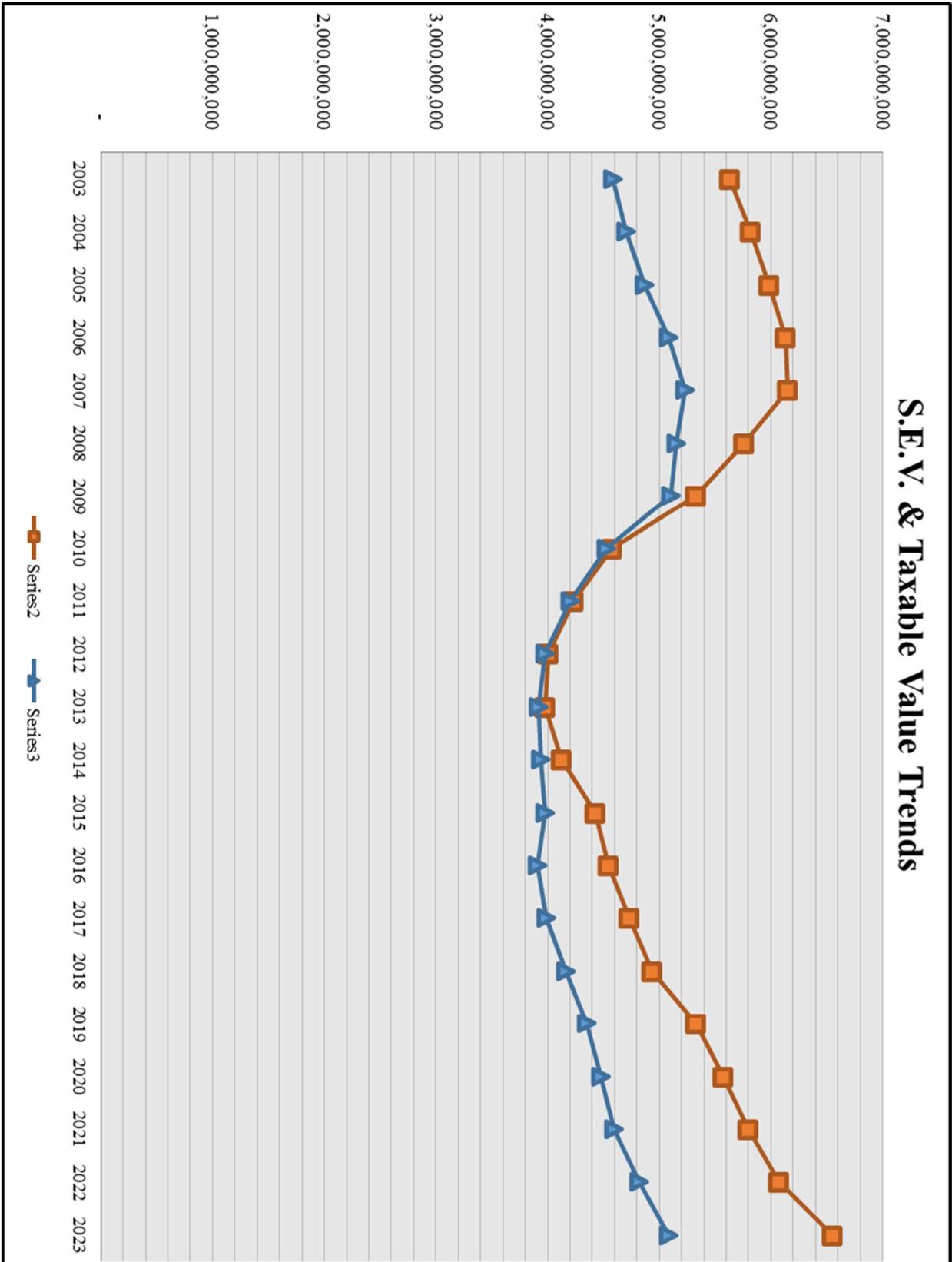
2023 State Equalized Value by Property Class



2023 Taxable Value by Property Class



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



**2023
TAXABLE VALUE
HOMESTEAD vs. NON-HOMESTEAD
RESIDENTIAL PROPERTIES**

**Total Residential Taxable Value:
3,555,969,470**

**Total Residential Parcel Count:
37,925**

**Livonia School District
Taxable Value: 3,376,811,196
Parcel Count: 35,010**

**Homestead Taxable Value:
3,184,418,219 / 94.30%
Parcel Count: 32,314**

**Non-Homestead Taxable Value:
192,392,977 / 5.70%
Parcel Count: 2,696**

**Clarenceville School District
Taxable Value: 179,158,274
Parcel Count: 2915**

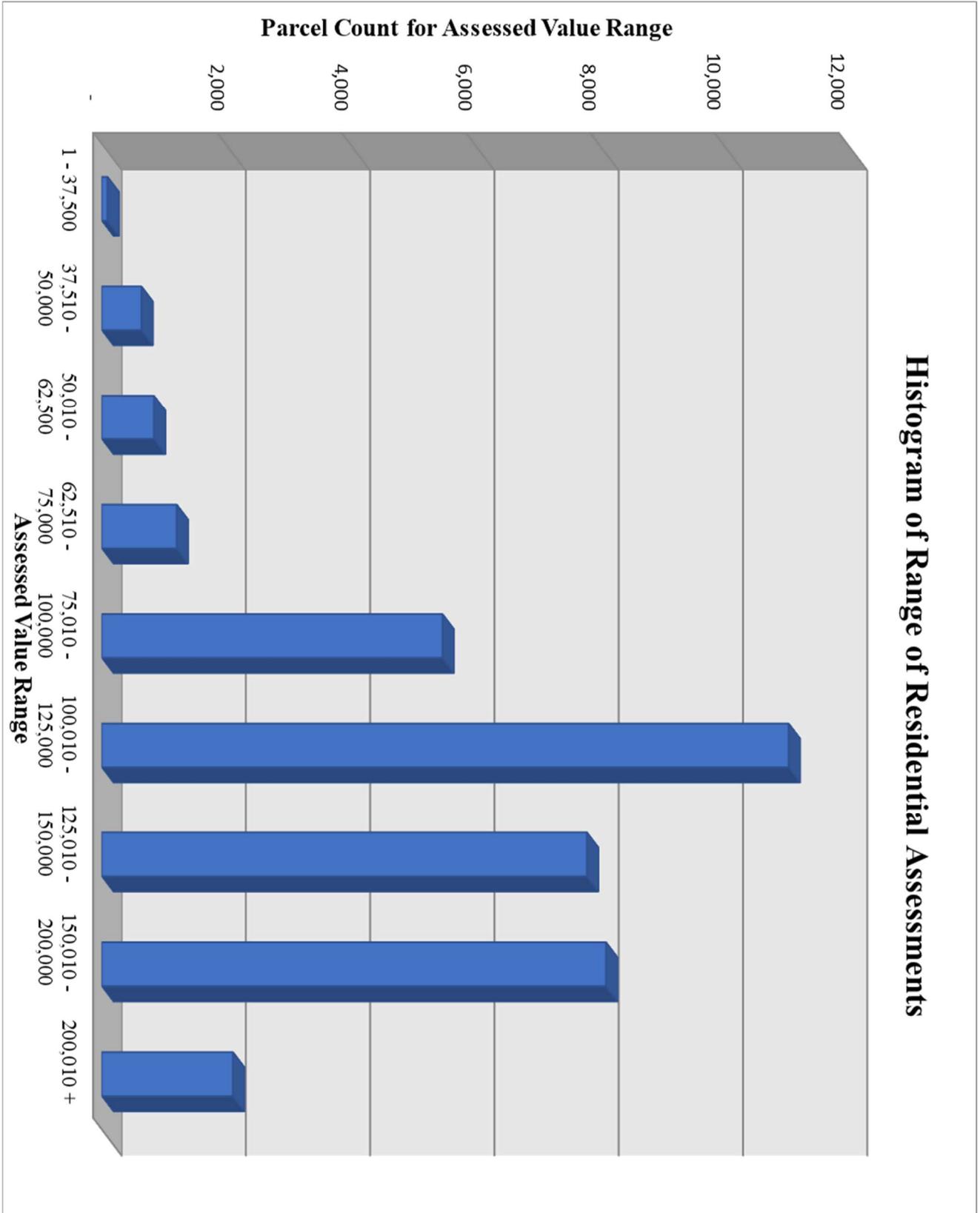
**Homestead Taxable Value:
155,774,232 / 86.95%
Parcel Count: 2,422**

**Non-Homestead Taxable Value:
23,384,042 / 13.05%
Parcel Count: 493**

2023 RANGE OF RESIDENTIAL ASSESSMENTS

ASSESSED VALUE RANGE	PARCEL COUNT	ASSESSED VALUE	AVG. IMPROVED ASSESSMENT	% OF TOTAL IMPROVED
1 - 37,500				
TOTAL IMPROVED	95	2,538,900		
VACANT	516	9,156,600	26,725	0.25%
<u>TOTAL PARCEL COUNT</u>	<u>611</u>	<u>11,695,500</u>		
37,510 - 50,000				
TOTAL IMPROVED	641	28,074,200		
VACANT	37	1,540,500	43,798	1.72%
<u>TOTAL PARCEL COUNT</u>	<u>678</u>	<u>29,614,700</u>		
50,010 - 62,500				
TOTAL IMPROVED	842	48,198,400		
VACANT	3	166,900	57,243	2.25%
<u>TOTAL PARCEL COUNT</u>	<u>845</u>	<u>48,365,300</u>		
62,510 - 75,000				
TOTAL IMPROVED	1208	83,481,700		
VACANT	3	199,800	69,107	3.23%
<u>TOTAL PARCEL COUNT</u>	<u>1211</u>	<u>83,681,500</u>		
75,010 - 100,000				
TOTAL IMPROVED	5485	496,475,800		
VACANT	0	0	90,515	14.68%
<u>TOTAL PARCEL COUNT</u>	<u>5485</u>	<u>496,475,800</u>		
100,010 - 125,000				
TOTAL IMPROVED	11055	1,239,440,500		
VACANT	2	232,300	112,116	29.59%
<u>TOTAL PARCEL COUNT</u>	<u>11057</u>	<u>1,239,672,800</u>		
125,010 - 150,000				
TOTAL IMPROVED	7809	1,068,101,400		
VACANT	0	0	136,778	20.90%
<u>TOTAL PARCEL COUNT</u>	<u>7809</u>	<u>1,068,101,400</u>		
150,010 - 200,000				
TOTAL IMPROVED	8116	1,382,050,200		
VACANT	0	0	170,287	21.72%
<u>TOTAL PARCEL COUNT</u>	<u>8116</u>	<u>1,382,050,200</u>		
200,010+				
TOTAL IMPROVED	2113	492,597,900		
VACANT	0	0	233,127	5.66%
<u>TOTAL PARCEL COUNT</u>	<u>2113</u>	<u>492,597,900</u>		
TOTAL IMPROVED PARCEL COUNT:				37,364
AVG. IMPROVED RESIDENTIAL ASSESSED VALUE:				129,562
AVG. IMPROVED RESIDENTIAL TAXABLE VALUE:				95,523
ESTIMATED TRUE CASH VALUE:				
		2023: \$	259,124	
		2022: \$	236,700	
		2021: \$	223,680	

2023 RANGE OF RESIDENTIAL ASSESSMENTS (CONT'D)



2023
TOP 40 AD VALOREM STATE EQUALIZED VALUE

2023 RANK	UNIT NAME	UNIT TYPE	COUNTY	TOTAL AD VALOREM SEV	TOTAL COMM/IND SEV
1	Detroit	City	Wayne	14,738,867,281	7,206,504,977
2	Ann Arbor	City	Washtenaw	9,993,247,000	3,424,471,400
3	Grand Rapids	City	Kent	9,777,992,700	3,158,095,800
4	Troy	City	Oakland	8,138,288,970	2,423,169,470
5	Sterling Heights	City	Macomb	7,310,585,590	1,710,970,300
6	Livonia	City	Wayne	6,465,635,300	1,358,590,700
7	Canton	Township	Wayne	6,417,546,745	1,102,975,500
8	Bloomfield	Township	Oakland	6,084,736,751	451,837,810
9	Macomb	Township	Macomb	5,912,551,730	426,520,440
10	Warren	City	Macomb	5,894,507,162	1,631,959,980
11	Farmington Hills	City	Oakland	5,722,759,540	1,550,808,850
12	West Bloomfield	Township	Oakland	5,709,964,190	495,712,670
13	Shelby	Township	Macomb	5,688,365,210	1,122,081,400
14	Rochester Hills	City	Oakland	5,624,122,950	914,122,450
15	Novi	City	Oakland	5,599,482,760	1,544,515,200
16	Dearborn	City	Wayne	5,181,663,475	1,551,043,200
17	Clinton	Township	Macomb	4,738,914,100	1,224,486,000
18	Royal Oak	City	Oakland	4,487,738,440	833,829,970
19	Southfield	City	Oakland	4,311,490,136	1,676,946,205
20	Birmingham	City	Oakland	4,025,229,690	694,582,280
21	Waterford	Township	Oakland	3,997,709,826	624,141,380
22	Wyoming	City	Kent	3,825,718,000	1,315,823,200
23	Commerce	Township	Oakland	3,474,108,870	495,526,500
24	Lansing	City	Ingham	3,387,199,652	1,283,818,902
25	Kentwood	City	Kent	3,259,356,800	1,424,911,600
26	Pittsfield	Township	Washtenaw	3,126,219,700	1,019,763,900
27	Northville	Township	Wayne	3,109,387,050	346,635,300
28	Georgetown	Township	Ottawa	3,103,452,500	336,022,700
29	Portage	City	Kalamazoo	3,085,542,000	961,488,100
30	Westland	City	Wayne	3,030,919,194	680,214,900
31	Orion	Township	Oakland	2,996,529,900	480,760,550
32	Saint Clair Shores	City	Macomb	2,931,681,753	352,395,200
33	Chesterfield	Township	Macomb	2,758,944,800	513,300,900
34	Independence	Township	Oakland	2,680,294,740	353,654,500
35	Plymouth	Township	Wayne	2,638,075,600	593,587,400
36	Cascade	Township	Kent	2,561,381,200	689,839,300
37	Meridian	Township	Ingham	2,549,094,366	563,468,100
38	Midland	City	Midland	2,543,645,898	836,336,500
39	Kalamazoo	City	Kalamazoo	2,541,917,714	931,589,800
40	Auburn Hills	City	Oakland	2,461,183,320	1,620,954,960

2023
TOP 40 AD VALOREM TAXABLE VALUE

2023 RANK	UNIT NAME	UNIT TYPE	COUNTY	TOTAL AD VALOREM TV	TOTAL AD VALOREM SEV
1	Detroit	City	Wayne	8,095,352,674	14,738,867,281
2	Ann Arbor	City	Washtenaw	7,506,560,375	9,993,247,000
3	Grand Rapids	City	Kent	6,714,879,177	9,777,992,700
4	Troy	City	Oakland	6,194,962,650	8,138,288,970
5	Sterling Heights	City	Macomb	5,313,262,888	7,310,585,590
6	Canton	Township	Wayne	5,166,311,491	6,417,546,745
7	Livonia	City	Wayne	5,004,586,300	6,465,635,300
8	Bloomfield	Township	Oakland	4,790,060,281	6,084,736,751
9	Novi	City	Oakland	4,649,264,350	5,599,482,760
10	Macomb	Township	Macomb	4,619,979,559	5,912,551,730
11	West Bloomfield	Township	Oakland	4,519,681,912	5,709,964,190
12	Rochester Hills	City	Oakland	4,421,012,510	5,624,122,950
13	Shelby	Township	Macomb	4,363,953,211	5,688,365,210
14	Warren	City	Macomb	4,291,062,366	5,894,507,162
15	Farmington Hills	City	Oakland	4,238,124,340	5,722,759,540
16	Dearborn	City	Wayne	3,868,604,250	5,181,663,475
17	Royal Oak	City	Oakland	3,677,757,220	4,487,738,440
18	Clinton	Township	Macomb	3,590,204,735	4,738,914,100
19	Birmingham	City	Oakland	3,193,177,600	4,025,229,690
20	Southfield	City	Oakland	2,981,023,940	4,311,490,136
21	Waterford	Township	Oakland	2,808,220,390	3,997,709,826
22	Wyoming	Township	Kent	2,720,487,513	3,825,718,000
23	Northville	Township	Wayne	2,682,697,518	3,109,387,050
24	Commerce	Township	Oakland	2,672,111,590	3,474,108,870
25	Lansing	City	Ingham	2,642,123,712	3,387,199,652
26	Pittsfield	Township	Washtenaw	2,553,545,058	3,126,219,700
27	Portage	City	Kalamazoo	2,443,656,405	3,085,542,000
28	Kentwood	City	Kent	2,422,828,478	3,259,356,800
29	Georgetown	Township	Ottawa	2,337,611,985	3,103,452,500
30	Orion	Township	Oakland	2,315,368,100	2,996,529,900
31	Midland	City	Midland	2,192,639,297	2,543,645,898
32	Plymouth	Township	Wayne	2,179,640,303	2,638,075,600
33	Chesterfield	Township	Macomb	2,152,607,723	2,758,944,800
34	Westland	City	Wayne	2,149,769,674	3,030,919,194
35	Meridian	Township	Ingham	2,142,121,353	2,549,094,366
36	Independence	Township	Oakland	2,098,540,930	2,680,294,740
37	Auburn Hills	City	Oakland	2,044,597,840	2,461,183,320
38	Cascade	Township	Kent	2,038,822,063	2,561,381,200
39	Saint Clair Shores	City	Macomb	1,998,572,645	2,931,681,753
40	Kalamazoo	City	Kalamazoo	1,940,315,452	2,541,917,714

**2022
LARGEST IMPROVED
RESIDENTIAL SALES**

ADDRESS	SALE DATE	SALE PRICE	SQ/FT	SUBDIVISION
9839 CRANSTON	09/02/22	\$ 663,661	2,913	Rosedale Gardens Sub (New Build)
18351 HEATHERLEA	04/25/22	\$ 662,000	2,502	Caliburn Estates
37159 SEABROOK	04/15/22	\$ 650,000	3,226	Caliburn Estates
35393 CURTIS	05/24/22	\$ 635,000	3,487	Sheffield Estates Site Condos
18672 GARY	09/30/22	\$ 630,000	3,217	Carrington Estates
18790 GARY	07/12/22	\$ 630,000	3,767	Carrington Estates
19086 BOULDER	06/07/22	\$ 614,000	2,976	Boulder Pines Site Condos
34420 FARGO	07/01/22	\$ 605,000	3,007	Fairway Sub
20084 GARY	07/18/22	\$ 601,000	2,998	Windridge Village
19009 VANDERHAVEN	01/12/22	\$ 600,000	3,221	River Pines Site Condos
20653 CHESTNUT CIRCLE	07/15/22	\$ 588,000	3,166	Chestnut Grove Site Condos
19801 GILL	04/13/22	\$ 551,500	2,520	Unplatted. Between 7 & 8 Mile
18315 QUEENSBURY	10/20/22	\$ 550,000	3,181	Caliburn Manor
16611 LAUREL PARK	02/10/22	\$ 550,000	2,657	Laurel Park South Sub
19261 FAIRLANE CT	05/24/22	\$ 540,000	2,467	Cane Woods
19198 FAIRLANE CT	07/26/22	\$ 535,000	2,851	Cane Woods
37912 MASON	05/13/22	\$ 528,000	2,295	Grand Reserve Site Condos
18745 GARY	04/28/22	\$ 528,000	2,874	Carrington Estates
20468 GARY	09/23/22	\$ 520,000	2,836	Windridge Village
19805 GILL	08/17/22	\$ 520,000	4,442	Unplatted. Between 7 & 8 Mile

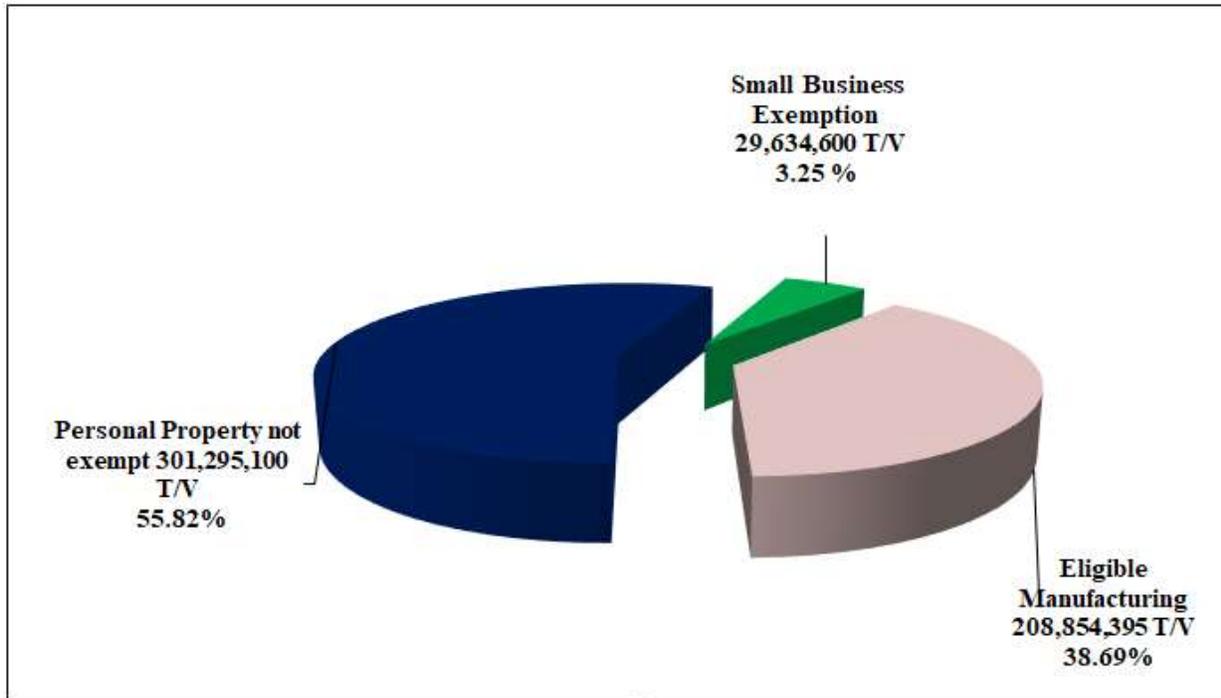
2022
LARGEST IMPROVED
COMMERCIAL SALES

ADDRESS	SALE DATE	SALE PRICE	SQ/FT	USE
19200 HAGGERTY	03/31/22	\$ 6,860,000	8,590	Restaurant
32713 SCHOOLCRAFT	07/21/22	\$ 4,620,000	57,207	Office/Warehouse
17920 FARMINGTON	02/14/22	\$ 3,725,000	56,599	Office Medical
38935 ANN ARBOR RD	08/22/22	\$ 3,600,000	36,084	Office
29601 SEVEN MILE	05/26/22	\$ 3,561,064	6,970	Strip Center
39000 PLYMOUTH	06/17/22	\$ 3,400,000	49,659	Office/Warehouse
12661 MIDDLEBELT	04/15/22	\$ 3,300,223	6,054	Retail
31100 PLYMOUTH	04/25/22	\$ 3,300,000	109,174	School
17800 NEWBURGH	06/30/22	\$ 2,800,000	15,031	Office Medical
28300 SCHOOLCRAFT	03/11/22	\$ 2,680,000	24,000	Office

2022
LARGEST IMPROVED
INDUSTRIAL SALES

ADDRESS	SALE DATE	SALE PRICE	SQ/FT	USE
13211 MERRIMAN	12/28/22	\$ 11,071,230	150,647	Office/Warehouse
34443 SCHOOLCRAFT	07/21/22	\$ 4,500,000	55,400	Office/Warehouse
35455 VERONICA	07/08/22	\$ 4,000,000	60,440	Office/Warehouse
33900 CONCORD	07/08/22	\$ 3,067,321	48,300	Office/Warehouse
34150 INDUSTRIAL	07/26/22	\$ 2,648,275	32,000	Office/Warehouse
12921 STARK	07/15/22	\$ 2,150,000	19,723	Office/Warehouse
12271 GLOBE	09/08/22	\$ 2,050,000	26,265	Office/Warehouse
30999 INDUSTRIAL	10/03/22	\$ 1,910,000	22,760	Office/Warehouse
34100 INDUSTRIAL	07/21/22	\$ 1,800,000	32,000	Office/Warehouse
30111 SCHOOLCRAFT	11/15/22	\$ 1,500,000	40,602	Office/Warehouse

2023
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	238,488,995 x	0.0138878	\$3,312,087	\$ 2,974,411.56	\$ 2,872,140.78
2023	238,488,995 x	0.0131780	\$3,142,808	_____	_____

In 2023, there were 163 EMPP Exemptions granted and 2,779 Small Business Exemption claims.

Of the 2,779 Small Business Exemption claims filed 2,761 were granted.

**2022 WAYNE COUNTY
CITY MILLAGE RATES**

MUNICIPALITY	SCHOOL DISTRICT NAME	TOTAL CITY MILLAGE	HOMESTEAD RATE	NON- HOMESTEAD RATE
LIVONIA	CLARENCEVILLE SCHOOL	13.1780	37.1171	55.1171
LIVONIA	LIVONIA PUBLIC SCHOOL	13.1780	40.8297	58.8297
PLYMOUTH	PLYMOUTH-CANTON COMMUNITY	15.1110	42.5141	60.5141
NORTHVILLE	NORTHVILLE PUBLIC SCHOOL	15.4260	42.8382	60.8382
ROMULUS	ROMULUS COMMUNITY SCHOOL	15.6988	52.6986	68.8690
ROMULUS	WAYNE-WESTLAND COMMUNITY	15.6988	45.0625	62.5423
ROMULUS	WOODHAVEN SCHOOL DISTRICT	15.6988	47.5961	65.5961
GROSSE POINTE FARMS	GROSSE POINTE PUBLIC SCHOOL	16.7155	51.1913	64.8388
GROSSE POINTE	GROSSE POINTE PUBLIC SCHOOL	16.9194	51.3952	65.0427
GROSSE POINTE SHORES VILLAGE	GROSSE POINTE PUBLIC SCHOOL	18.7031	53.1789	66.8264
GROSSE POINTE PARK	GROSSE POINTE PUBLIC SCHOOL	18.9873	53.4631	67.1106
WESTLAND	GARDEN CITY SCHOOL DISTRICT	19.3283	50.5268	68.5268
WESTLAND	LIVONIA PUBLIC SCHOOL	19.3283	47.9749	65.9749
WESTLAND	ROMULUS (INKSTER DEBT)	19.3283	56.2485	72.6070
WESTLAND	ROMULUS COMMUNITY SCHOOL	19.3283	56.3281	72.4985
WESTLAND	TAYLOR (INKSTER DEBT)	19.3283	56.2485	72.6070
WESTLAND	TAYLOR SCHOOL DISTRICT	19.3283	45.5985	63.3987
WESTLAND	WAYNE-WESTLAND COMMUNITY	19.3283	48.6920	66.1718
BELLEVILLE	VAN BUREN PUBLIC SCHOOL	19.9353	47.9541	65.9541
FLATROCK	FLAT ROCK COMMUNITY	19.9847	54.1300	72.1300
FLATROCK	GIBRALTAR SCHOOL DISTRICT	19.9847	50.2245	68.2245
FLATROCK	WOODHAVEN-BROWNSTOWN	19.9847	50.8871	68.8871
ROCKWOOD	GIBRALTAR SCHOOL DISTRICT	20.3113	50.5511	68.5511
LINCOLN PARK	LINCOLN PARK PUBLIC SCHOOL	20.4138	53.0853	71.0853
GIBRALTAR	GIBRALTAR SCHOOL DISTRICT	21.2115	51.4513	69.4513
GROSSE POINTE WOODS	GROSSE POINTE PUBLIC SCHOOL	21.4272	55.9030	69.5505
DEARBORN HEIGHTS	CRESTWOOD SCHOOL DISTRICT	21.9049	48.3353	66.3353
DEARBORN HEIGHTS	DEARBORN CITY SCHOOL	21.9049	50.1049	68.1049
DEARBORN HEIGHTS	DEARBORN HGTS SCH DISTRICT	21.9049	52.8516	70.8516
DEARBORN HEIGHTS	TAYLOR SCHOOL DISTRICT	21.9049	48.1751	65.9753
DEARBORN HEIGHTS	WAYNE-WESTLAND COMMUNITY	21.9049	51.2686	68.7484
DEARBORN HEIGHTS	WESTWOOD COMMUNITY	21.9049	48.8110	66.8110
RIVERVIEW	RIVERVIEW COMMUNITY	22.0600	51.3192	69.3192
WOODHAVEN	GIBRALTAR SCHOOL DISTRICT	22.6371	52.8769	70.8769
WOODHAVEN	WOODHAVEN-BROWNSTOWN	22.6371	53.5395	71.5395
DEARBORN	DEARBORN CITY SCHOOL	22.7000	50.9000	68.9000
DEARBORN	WESTWOOD COMMUNITY	22.7000	49.6061	67.6061
WYANDOTTE	WYANDOTTE CITY SCHOOL	22.7500	53.3982	71.3982
HAMTRAMCK	HAMTRAMCK PUBLIC SCHOOL	23.2395	55.0001	72.4403
ALLEN PARK	ALLEN PARK PUBLIC SCHOOLS	23.7068	59.6270	77.6270
ALLEN PARK	MELVINDALE/ ALLEN PARK	23.7068	47.6270	65.5316
ALLEN PARK	SOUTHGATE COMMUNITY	23.7068	53.4770	71.4770
WAYNE	WAYNE-WESTLAND COMMUNITY	24.3394	53.7031	71.1829
TRENTON	RIVERVIEW COMMUNITY	25.7506	55.0098	73.0098
TRENTON	TRENTON PUBLIC SCHOOL	25.7506	57.6622	75.1008
TAYLOR	TAYLOR SCHOOL DISTRICT	25.8060	52.0762	69.8764
GARDEN CITY	GARDEN CITY SCHOOL DISTRICT	26.0588	57.2573	75.2573
SOUTHGATE	SOUTHGATE COMMUNITY	26.5459	56.3161	74.3161
DETROIT	DETROIT CITY SCHOOL DISTRICT	28.9520	69.5080	86.5510
INKSTER	ROMULUS (INKSTER DEBT)	31.6813	70.5575	86.9160
INKSTER	TAYLOR SCH DIST (INKSTER DEBT)	31.6813	70.5575	86.9160
INKSTER	TAYLOR SCHOOL DISTRICT	31.6813	59.9075	77.7077
INKSTER	WAYNE-WESTLAND (INKSTER DEBT)	31.6813	70.5575	86.9160
INKSTER	WAYNE-WESTLAND COMM SCH	31.6813	63.0010	80.4808
INKSTER	WESTWOOD (INKSTER DEBT)	31.6813	70.5575	86.9160
INKSTER	WESTWOOD COMMUNITY	31.6813	60.5434	78.5434
RIVER ROUGE	RIVER ROUGE CITY SCHOOL	45.1068	84.5270	99.3770
MELVINDALE	MELVINDALE/ ALLEN PARK	47.2892	71.2094	89.1140
HIGHLAND PARK	HIGHLAND PARK CITY SCHOOL	48.2877	70.2377	87.8134
HARPER WOODS	GROSSE POINTE PUBLIC	52.2708	86.7466	100.3941
HARPER WOODS	HARPER WOODS	52.2708	89.1910	107.1910
ECORSE	ECORSE PUBLIC SCHOOLS	65.2669	105.1871	122.9009
ECORSE	RIVER ROUGE CITY SCHOOLS	65.2669	104.6871	119.5371

**2022 WAYNE COUNTY
TOWNSHIP MILLAGE RATES**

MUNICIPALITY	SCHOOL DISTRICT NAME	TOTAL TWP MILLAGE	HOMESTEAD RATE	NON- HOMESTEAD RATE
SUMPTER TOWNSHIP	AIRPORT COMMUNITY SCHOOLS	4.7566	31.4934	49.4934
SUMPTER TOWNSHIP	VAN BUREN PUBLIC SCHOOLS	4.7566	32.7754	50.7754
SUMPTER TOWNSHIP	HURON SCHOOL DISTRICT	4.7566	36.3168	54.3168
SUMPTER TOWNSHIP	LINCOLN CONS SCHOOL	4.7566	36.9325	54.9325
PLYMOUTH TOWNSHIP	PLYMOUTH-CANTON COMM SCH	5.1276	32.5307	50.5307
VAN BUREN TOWNSHIP	VAN BUREN PUBLIC SCHOOLS	7.2463	35.2651	53.2651
VAN BUREN TOWNSHIP	LINCOLN CONSOLIDATED SCHOOLS	7.2463	39.4222	57.4222
NORTHVILLE TOWNSHIP	PLYMOUTH-CANTON COMM SCH	8.3113	35.3839	53.3839
NORTHVILLE TOWNSHIP	NORTHVILLE PUBLIC SCHOOLS	8.3113	35.7235	53.7235
HURON TOWNSHIP	HURON SCHOOL DISTRICT	8.5570	38.4823	56.4823
HURON TOWNSHIP	WOODHAVEN-BROWNSTOWN	8.5570	39.4594	57.4594
HURON TOWNSHIP	FLAT ROCK COMMUNITY SCHOOLS	8.5570	42.7023	60.7023
CANTON TOWNSHIP***	PLYMOUTH-CANTON COMM SCH	12.2909	39.7056	57.7056
CANTON TOWNSHIP***	VAN BUREN PUBLIC SCHOOLS	12.2909	40.1144	58.1144
CANTON TOWNSHIP***	WAYNE-WESTLAND COMM SCH	12.2909	42.0993	59.5791
BROWNSTOWN TOWNSHIP*	TAYLOR SCHOOL DISTRICT	13.9603	39.2356	57.0358
BROWNSTOWN TOWNSHIP*	GIBRALTAR SCHOOL DISTRICT	13.9603	44.2001	62.2001
BROWNSTOWN TOWNSHIP*	WOODHAVEN-BROWNSTOWN	13.9603	44.8627	62.8627
GROSSE ILE TOWNSHIP	GROSSE ILE TOWNSHIP SCHOOLS	15.5378	44.6003	61.8345
REDFORD TOWNSHIP**	CLARENCEVILLE SCHOOL	25.1177	52.9272	70.9272
REDFORD TOWNSHIP**	REDFORD UNION SCHOOL	25.1177	60.6634	78.4673
REDFORD TOWNSHIP**	SOUTH REDFORD SCHOOL	25.1177	62.0134	80.0134

* 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)

**2022 TOTAL TAX RATES
FOR CITIES WITHIN WAYNE COUNTY**

MUNICIPALITY	CODE	SCHOOL DISTRICT NAME	TOTAL HOMESTEAD	TOTAL NON-HOMESTEAD
LIVONIA	63090	CLARENCEVILLE SCHOOL	37.1171	55.1171
LIVONIA	82095	LIVONIA PUBLIC SCHOOL	40.8297	58.8297
PLYMOUTH	82100	PLYMOUTH-CANTON COMMUNITY	42.5141	60.5141
NORTHVILLE	82390	NORTHVILLE PUBLIC SCHOOL	42.8382	60.8382
ROMULUS	82160	WAYNE-WESTLAND COMMUNITY	45.0625	62.5423
WESTLAND	82150	TAYLOR SCHOOL DISTRICT	45.5985	63.3987
ROMULUS	82365	WOODHAVEN SCHOOL DISTRICT	47.5961	65.5961
ALLEN PARK	82045	MELVINDALE/N ALLEN PARK	47.6270	65.5316
BELLEVILLE	82430	VAN BUREN PUBLIC SCHOOL	47.9541	65.9541
WESTLAND	82095	LIVONIA PUBLIC SCHOOL	47.9749	65.9749
DEARBORN HEIGHTS	82150	TAYLOR SCHOOL DISTRICT	48.1751	65.9753
DEARBORN HEIGHTS	82230	CRESTWOOD SCHOOL DISTRICT	48.3353	66.3353
WESTLAND	82160	WAYNE-WESTLAND COMMUNITY	48.6920	66.1718
DEARBORN HEIGHTS	82240	WESTWOOD COMMUNITY	48.8110	66.8110
DEARBORN	82240	WESTWOOD COMMUNITY	49.6061	67.6061
DEARBORN HEIGHTS	82030	DEARBORN CITY SCHOOL	50.1049	68.1049
FLATROCK	82290	GIBRALTAR SCHOOL DISTRICT	50.2245	68.2245
WESTLAND	82050	GARDEN CITY SCHOOL DISTRICT	50.5268	68.5268
ROCKWOOD	82290	GIBRALTAR SCHOOL DISTRICT	50.5511	68.5511
FLATROCK	82365	WOODHAVEN-BROWNSTOWN	50.8871	68.8871
DEARBORN	82030	DEARBORN CITY SCHOOL	50.9000	68.9000
GROSSE POINTE FARMS	82055	GROSSE POINTE PUBLIC SCHOOL	51.1913	64.8388
DEARBORN HEIGHTS	82160	WAYNE-WESTLAND COMMUNITY	51.2686	68.7484
RIVERVIEW	82400	RIVERVIEW COMMUNITY	51.3192	69.3192
GROSSE POINTE	82055	GROSSE POINTE PUBLIC SCHOOL	51.3952	65.0427
GIBRALTAR	82290	GIBRALTAR SCHOOL DISTRICT	51.4513	69.4513
TAYLOR	82150	TAYLOR SCHOOL DISTRICT	52.0762	69.8764
ROMULUS	82130	ROMULUS COMMUNITY SCHOOL	52.6986	68.8690
DEARBORN HEIGHTS	82040	DEARBORN HGTS SCH DISTRICT	52.8516	70.8516
WOODHAVEN	82290	GIBRALTAR SCHOOL DISTRICT	52.8769	70.8769
LINCOLN PARK	82090	LINCOLN PARK PUBLIC SCHOOL	53.0853	71.0853
GROSSE POINTE SHORES VILLAGE	82055	GROSSE POINTE PUBLIC SCHOOL	53.1789	66.8264
WYANDOTTE	82170	WYANDOTTE CITY SCHOOL	53.3982	71.3982
GROSSE POINTE PARK	82055	GROSSE POINTE PUBLIC SCHOOL	53.4631	67.1106
ALLEN PARK	82405	SOUTHGATE COMMUNITY	53.4770	71.4770
WOODHAVEN	82365	WOODHAVEN-BROWNSTOWN	53.5395	71.5395
WAYNE	82160	WAYNE-WESTLAND COMMUNITY	53.7031	71.1829
FLATROCK	82180	FLAT ROCK COMMUNITY	54.1300	72.1300
HAMTRAMCK	82060	HAMTRAMCK PUBLIC SCHOOL	55.0001	72.4403
TRENTON	82400	RIVERVIEW COMMUNITY	55.0098	73.0098
GROSSE POINTE WOODS	82055	GROSSE POINTE PUBLIC SCHOOL	55.9030	69.5505
WESTLAND	82130	ROMULUS (INKSTER DEBT)	56.2485	72.6070
WESTLAND	82150	TAYLOR (INKSTER DEBT)	56.2485	72.6070
SOUTHGATE	82405	SOUTHGATE COMMUNITY	56.3161	74.3161
WESTLAND	82130	ROMULUS COMMUNITY SCHOOL	56.3281	72.4985
GARDEN CITY	82050	GARDEN CITY SCHOOL DISTRICT	57.2573	75.2573
TRENTON	82155	TRENTON PUBLIC SCHOOL	57.6622	75.1008
ALLEN PARK	82020	ALLEN PARK PUBLIC SCHOOLS	59.6270	77.6270
INKSTER	82150	TAYLOR SCHOOL DISTRICT	59.9075	77.7077
INKSTER	82240	WESTWOOD COMMUNITY	60.5434	78.5434
INKSTER	82160	WAYNE-WESTLAND COMM SCH	63.0010	80.4808
DETROIT	82010	DETROIT CITY SCHOOL DISTRICT	69.5080	86.5510
HIGHLAND PARK	82070	HIGHLAND PARK CITY SCHOOL	70.2377	87.8134
INKSTER	82130	ROMULUS (INKSTER DEBT)	70.5575	86.9160
INKSTER	82150	TAYLOR SCH DIST (INKSTER DEBT)	70.5575	86.9160
INKSTER	82160	WAYNE-WESTLAND (INKSTER DEBT)	70.5575	86.9160
INKSTER	82240	WESTWOOD (INKSTER DEBT)	70.5575	86.9160
MELVINDALE	82045	MELVINDALE/ ALLEN PARK	71.2094	89.1140
RIVER ROUGE	82120	RIVER ROUGE CITY SCHOOL	84.5270	99.3770
HARPER WOODS	82055	GROSSE POINTE PUBLIC	86.7466	100.3941
HARPER WOODS	82320	HARPER WOODS	89.1910	107.1910
ECORSE	82120	RIVER ROUGE CITY SCHOOLS	104.6871	119.5371
ECORSE	82250	ECORSE PUBLIC SCHOOLS	105.1871	122.9009

**2022 TOTAL TAX RATES
FOR TOWNSHIPS WITHIN WAYNE COUNTY**

MUNICIPALITY	CODE	SCHOOL DISTRICT NAME	TOTAL HOMESTEAD	TOTAL NON-HOMESTEAD
SUMPTER TOWNSHIP	58020	AIRPORT COMMUNITY SCHOOLS	31.4934	49.4934
PLYMOUTH TOWNSHIP	82100	PLYMOUTH-CANTON COMM SCH	32.5307	50.5307
SUMPTER TOWNSHIP	82430	VAN BUREN PUBLIC SCHOOLS	32.7754	50.7754
VAN BUREN TOWNSHIP	82430	VAN BUREN PUBLIC SCHOOLS	35.2651	53.2651
NORTHVILLE TOWNSHIP	82100	PLYMOUTH-CANTON COMM SCH	35.3839	53.3839
NORTHVILLE TOWNSHIP	82390	NORTHVILLE PUBLIC SCHOOLS	35.7235	53.7235
SUMPTER TOWNSHIP	82340	HURON SCHOOL DISTRICT	36.3168	54.3168
SUMPTER TOWNSHIP	81070	LINCOLN CONS SCHOOL	36.9325	54.9325
HURON TOWNSHIP	82340	HURON SCHOOL DISTRICT	38.4823	56.4823
BROWNSTOWN TOWNSHIP*	82150	TAYLOR SCHOOL DISTRICT	39.2356	57.0358
VAN BUREN TOWNSHIP	81070	LINCOLN CONSOLIDATED SCHOOLS	39.4222	57.4222
HURON TOWNSHIP	82365	WOODHAVEN-BROWNSTOWN	39.4594	57.4594
CANTON TOWNSHIP***	82100	PLYMOUTH-CANTON COMM SCH	39.7056	57.7056
CANTON TOWNSHIP***	82430	VAN BUREN PUBLIC SCHOOLS	40.1144	58.1144
CANTON TOWNSHIP***	82160	WAYNE-WESTLAND COMM SCH	42.0993	59.5791
HURON TOWNSHIP	82180	FLAT ROCK COMMUNITY SCHOOLS	42.7023	60.7023
BROWNSTOWN TOWNSHIP*	82290	GIBRALTAR SCHOOL DISTRICT	44.2001	62.2001
GROSSE ILE TOWNSHIP	82300	GROSSE ILE TOWNSHIP SCHOOLS	44.6003	61.8345
BROWNSTOWN TOWNSHIP*	82365	WOODHAVEN-BROWNSTOWN	44.8627	62.8627
REDFORD TOWNSHIP**	63090	CLARENCEVILLE SCHOOL	52.9272	70.9272
REDFORD TOWNSHIP**	82110	REDFORD UNION SCHOOL	60.6634	78.4673
REDFORD TOWNSHIP**	82140	SOUTH REDFORD SCHOOL	62.0134	80.0134

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2023 CITY OF LIVONIA 25 LARGEST TAXPAYERS

	TAXABLE VALUE REAL	TAXABLE VALUE PERSONAL	TAXABLE VALUE TOTAL	TAXES AT VARIOUS 2022 MILLAGE RATES
ASHLEY CAPITAL **ACT 198	49,268,673 1,832,040		49,268,673 1,832,040	\$ 2,948,367.21 \$ 55,984.03
TOTAL			51,100,713	\$ 3,004,351.23
DTE ELECTRIC CO.	1,522,043	43,712,400	45,234,443	\$ 2,652,829.57
CONSUMERS ENERGY CO.	3,599,296	40,395,600	43,994,896	\$ 2,563,467.15
SCHOSTAK BROTHERS	33,006,542	426,900	33,433,442	\$ 1,977,700.15
FORD MOTOR COMPANY **ACT 198	24,864,239	43,700 0	24,907,939 0	\$ 1,464,505.58 \$ -
TOTAL			24,907,939	\$ 1,464,505.58
AMAZON **ACT 198	2,168,800 20,956,100	7,659,400 5,133,900	9,828,200 26,090,000	\$ 505,888.46 \$ 797,992.70
TOTAL			35,918,200	\$ 1,303,881.16
ARC - Victor Pkwy Office	15,508,058		15,508,058	\$ 912,334.40
DEMBS-ROTH INDUSTRIAL DEV	14,419,864		14,419,864	\$ 858,660.36
MILLENNIUM LIVONIA LLC - Retail/Restaurants	13,778,193		13,778,193	\$ 810,566.96
COLLEGE PARK-SCHOOLCRAFT	13,575,484		13,575,484	\$ 798,641.65
RNDC-NWS LLC **ACT 198 Wine Distributor	1,599,000 15,579,145	9,819,500	1,599,000 25,398,645	\$ 97,266.69 \$ 677,204.18
TOTAL			26,997,645	\$ 774,470.87
T - MOBILE/ SPRINT	168,200	15,477,600	15,645,800	\$ 760,606.32
HAGGERTY GROUP - Retail & Appts.	12,252,904		12,252,904	\$ 720,834.67
AURORA LLC - Industrial Investment	11,629,950	15,900	11,645,850	\$ 707,231.56
COMERICA	11,504,656		11,504,656	\$ 676,815.46
WAL-MART	9,921,504	1,703,000	11,624,504	\$ 655,031.29
UNIVERSAL PROP SMC LIVONIA	10,878,240		10,878,240	\$ 639,963.60
COSTCO WHOLESALE	8,162,496	2,647,800	10,810,296	\$ 604,192.87
ALETHA B. PHIPPS - Senior Appts.	9,688,705	688,300	10,377,005	\$ 603,593.09
LIVONIA ESTATES LTD	9,765,910		9,765,910	\$ 594,057.38
ROUSH CORPORATION	8,876,818	800,200	9,677,018	\$ 567,045.47
MARRIOTT HOTEL	8,531,365	668,700	9,200,065	\$ 533,212.66
PARAGON PROPERTIES IND DEV	8,976,659		8,976,659	\$ 531,238.80
QUAKERTOWN CAMBRIDGE	8,451,824		8,451,824	\$ 497,218.27
KELSEY-HAYES (TRW)	7,940,165		7,940,165	\$ 482,997.85
TOTALS:	338,426,873	129,192,900	467,619,773	\$ 25,695,448.38

2022 AD VALOREM CITY MILLAGE	13.1780	\$5,459,633
2022 ACT 198 CITY MILLAGE	6.5890	\$351,330
TOTAL ESTIMATED CITY TAX DOLLARS		\$5,810,963

**PLYMOUTH ROAD DEVELOPMENT AUTHORITY
(P.R.D.A)
1994 - 2023 RECAPTURE**

	<u>1994 Parcel Count</u>	<u>1994 Assessed Value</u>	<u>2023 Parcel Count</u>	<u>2023 Taxable Value</u>
Real Property	578	251,784,070	560	314,557,012
Personal Property	893	178,771,840	749	67,861,700
Act 198				
Real Property	7	11,052,250	6	25,586,540
Personal Property	19	257,281,050	11	5,693,300
Act 255				
Real Property	<u>1</u>	<u>2,458,180</u>	<u>0</u>	<u>0</u>
Totals	1498	701,347,390	1,342	413,701,552

**Amount of Captured Taxable Value for 2023:
- 287,645,838**