

CITY OF LIVONIA

2024 ASSESSMENT DATA



DEPARTMENTAL CORRESPONDENCE

DATE: June 18, 2024
TO: Maureen Miller-Brosnan, Mayor
FROM: Linda Gosselin, Assessor. Jacob Liberati, Assistant City Assessor
SUBJECT: 2024 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 125 total appeals, including 48 in-person appeals and 77 mail-in appeals. Of the 125 total appeals, 30 applications were for poverty exemption and 25 were granted.
- Unlike previous years, Veteran Exemptions do not go to the March Board of Review. 208 Veteran Exemptions were granted in full for 2024, with a taxable value loss of 23,298,671.
- The 2024 Ad-Valorem Taxable Values are:
 - Real: 5,033,237,315 – an overall increase from 2023 of ~6.62%.
 - Personal: 312,624,700 – an overall increase from 2023 of ~ 10.20%
 - GRAND TOTAL: 5,345,862,015 – an overall increase from 2023 of ~6.82%
- The 2024 Act 198 – IFT Taxable Values are:
 - Real: 58,338,692 – an overall increase from 2023 of 1.69%.
 - Personal: 17,091,800 – an overall decrease from 2023 of 2.90%
 - GRAND TOTAL: 75,430,492 – an overall increase from 2023 of ~0.62%
- Michigan Inflation Rate Multiplier History
 - 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
 - 2014: 1.016

AD VALOREM VALUE TOTALS

REAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2023	2024	% CHANGE
Commercial Real	1,047,688,600	1,106,046,100	5.57%
Industrial Real	310,902,100	336,065,000	8.09%
Residential Real	4,823,351,000	5,302,345,980	9.93%
TOTALS:	6,181,941,700	6,744,457,080	9.10%

TAXABLE VALUE (TV)			
	2023	2024	% CHANGE
Commercial Real	880,080,095	927,170,698	5.35%
Industrial Real	284,843,135	305,358,334	7.20%
Residential Real	3,555,969,470	3,800,708,283	6.88%
TOTALS:	4,720,892,700	5,033,237,315	6.62%

PERSONAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2023	2024	% CHANGE
Commercial Personal	176,897,500	194,947,700	10.20%
Industrial Personal	17,366,700	18,783,000	8.16%
Utility Personal	89,429,400	98,894,000	10.58%
TOTALS:	283,693,600	312,624,700	10.20%

TAXABLE VALUE (TV)			
	2023	2024	% CHANGE
Commercial Personal	176,897,500	194,947,700	10.20%
Industrial Personal	17,366,700	18,783,000	8.16%
Utility Personal	89,429,400	98,894,000	10.58%
TOTALS:	283,693,600	312,624,700	10.20%

TOTAL AD VALOREM VALUE			
	2023	2024	% CHANGE
STATE EQUALIZED VALUE	6,465,635,300	7,057,081,780	9.15%
TAXABLE VALUE	5,004,586,300	5,345,862,015	6.82%

SPECIAL ACTS TOTALS

REAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2023	2024	% CHANGE
Land Bank Real	0	0	0.00%
I.F.T. Real	57,836,400	58,706,500	1.50%
Commercial Real	8,254,400	425,000	-94.85%
TOTALS:	66,090,800	59,131,500	-10.53%

TAXABLE VALUE (TV)			
	2023	2024	% CHANGE
Land Bank Real	0	0	0.00%
I.F.T. Real	57,367,469	58,388,692	1.78%
Commercial Real	7,800,731	425,000	-94.55%
TOTALS:	65,168,200	58,813,692	-9.75%

PERSONAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2023	2024	% CHANGE
I.F.T. Personal	17,601,500	17,091,800	-2.90%
TOTALS:	17,601,500	17,091,800	-2.90%

TAXABLE VALUE (TV)			
	2023	2024	% CHANGE
I.F.T. Personal	17,601,500	17,091,800	-2.90%
TOTALS:	17,601,500	17,091,800	-2.90%

TOTAL SPECIAL ACT VALUE			
	2023	2024	% CHANGE
STATE EQUALIZED VALUE	83,692,300	76,223,300	-8.92%
TAXABLE VALUE	82,769,700	75,905,492	-8.29%

**GRAND TOTAL
AD VALOREM & SPECIAL ACTS**

GRAND TOTAL AD VALOREM & SPECIAL ACT VALUE			
	2023	2024	% CHANGE
STATE EQUALIZED VALUE	6,549,327,600	7,133,305,080	8.92%
TAXABLE VALUE	5,087,356,000	5,421,767,507	6.57%

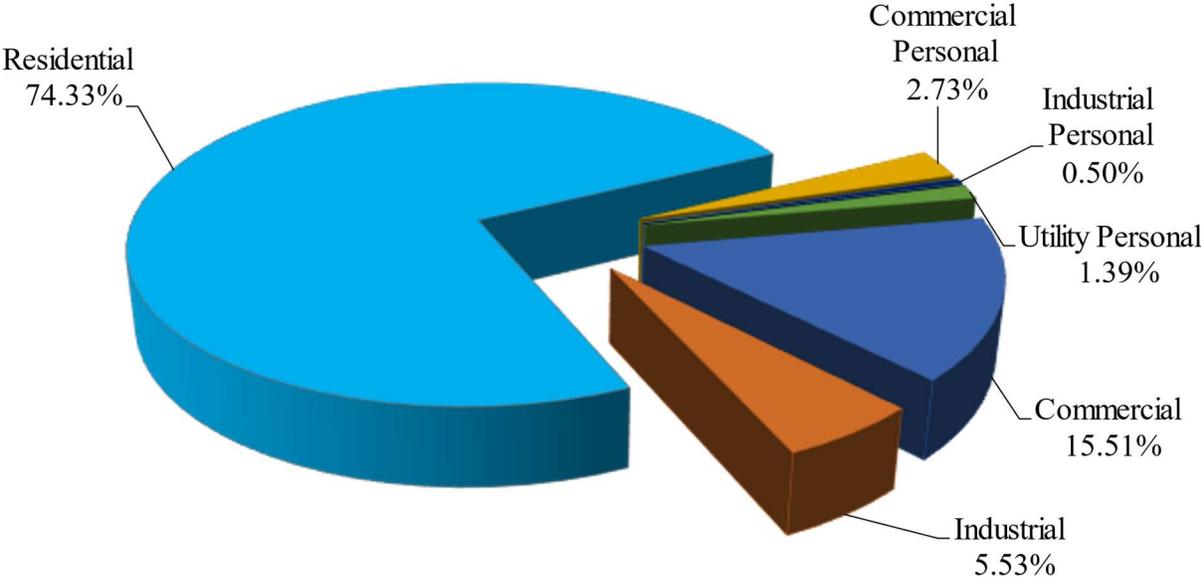
BROWNFIELD TOTALS

BROWNFIELD PARCELS (Included in Ad Valorem Totals)		
	2023	2024
STATE EQUALIZED VALUE	44,029,900	47,099,200
TAXABLE VALUE	41,062,627	43,724,480

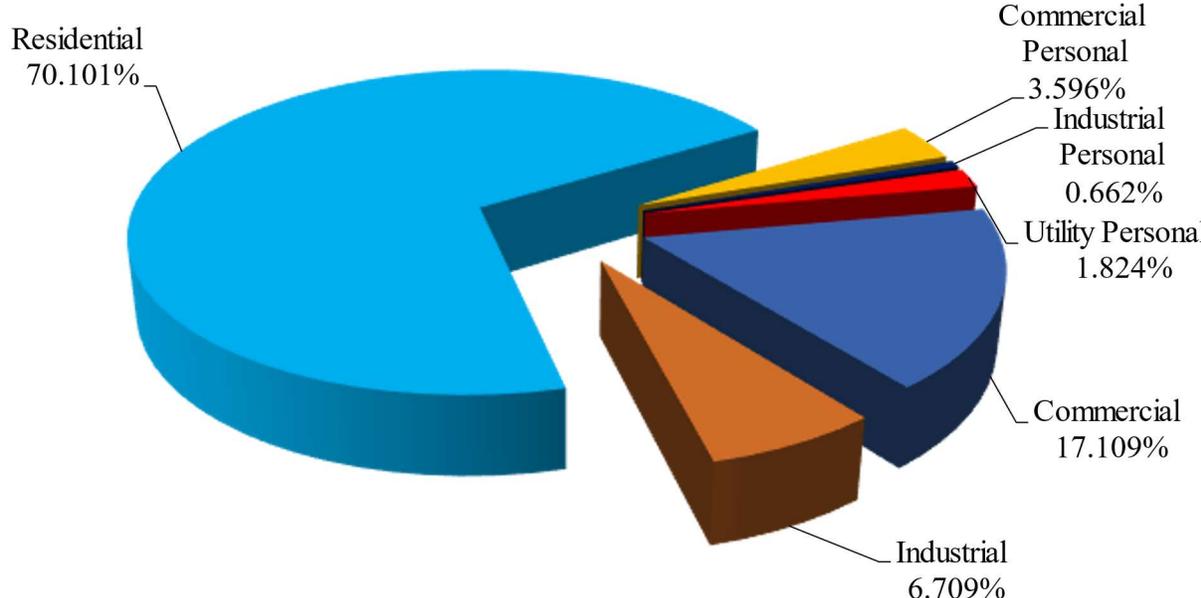
Brownfield Districts

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

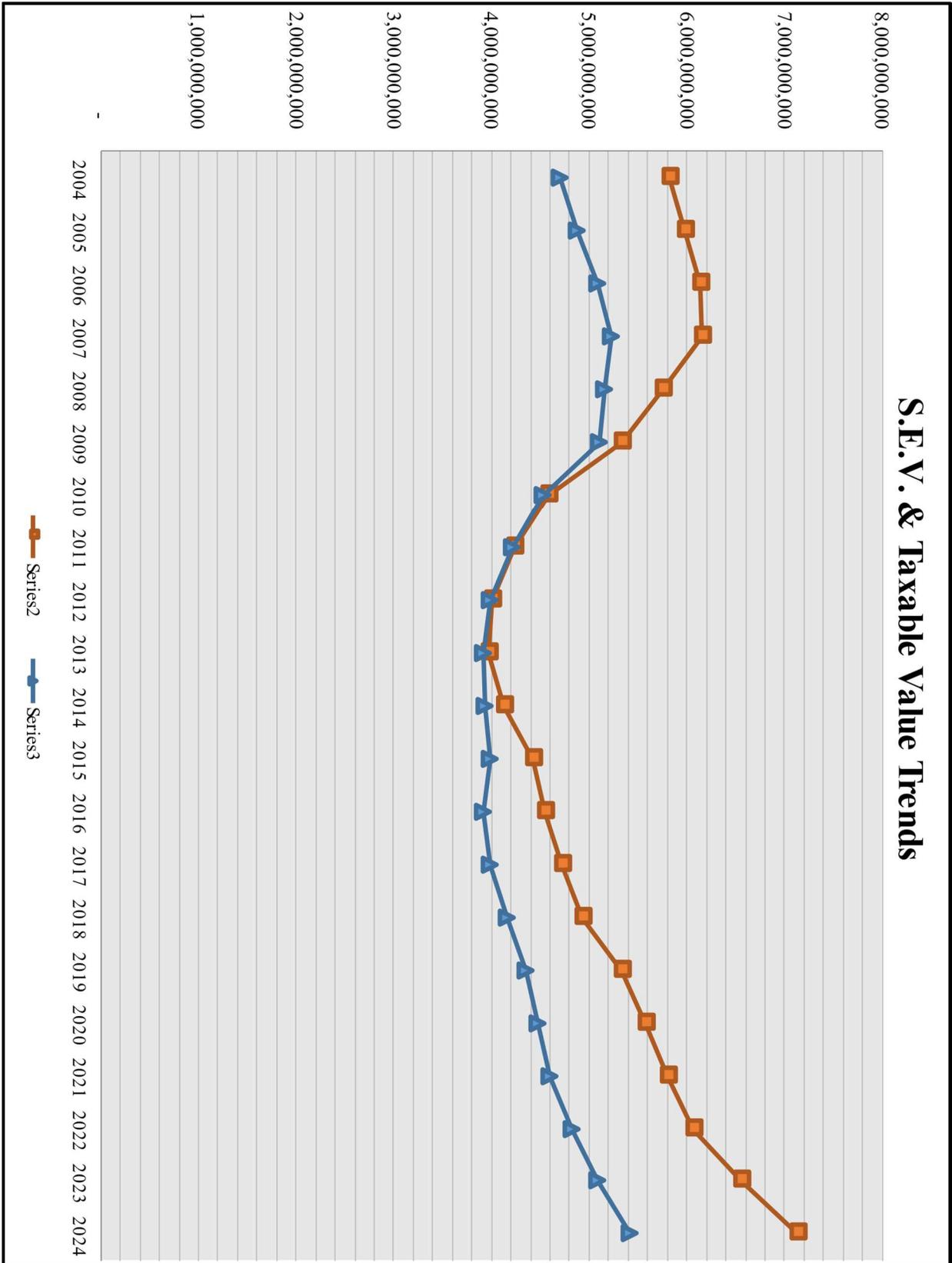
2024 State Equalized Value by Property Class



2024 Taxable Value by Property Class



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



**2024
TAXABLE VALUE
HOMESTEAD vs. NON-HOMESTEAD
RESIDENTIAL PROPERTIES**

**Total Residential Taxable Value:
3,824,006,954**

**Total Residential Parcel Count:
37,915**

**Livonia School District
Taxable Value: 3,629,773,891
Parcel Count: 34,999**

**Homestead Taxable Value:
3,417,277,748 / **94.15%**
Parcel Count: 32,295**

**Non-Homestead Taxable Value:
212,496,143 / 5.85%
Parcel Count: 2,704**

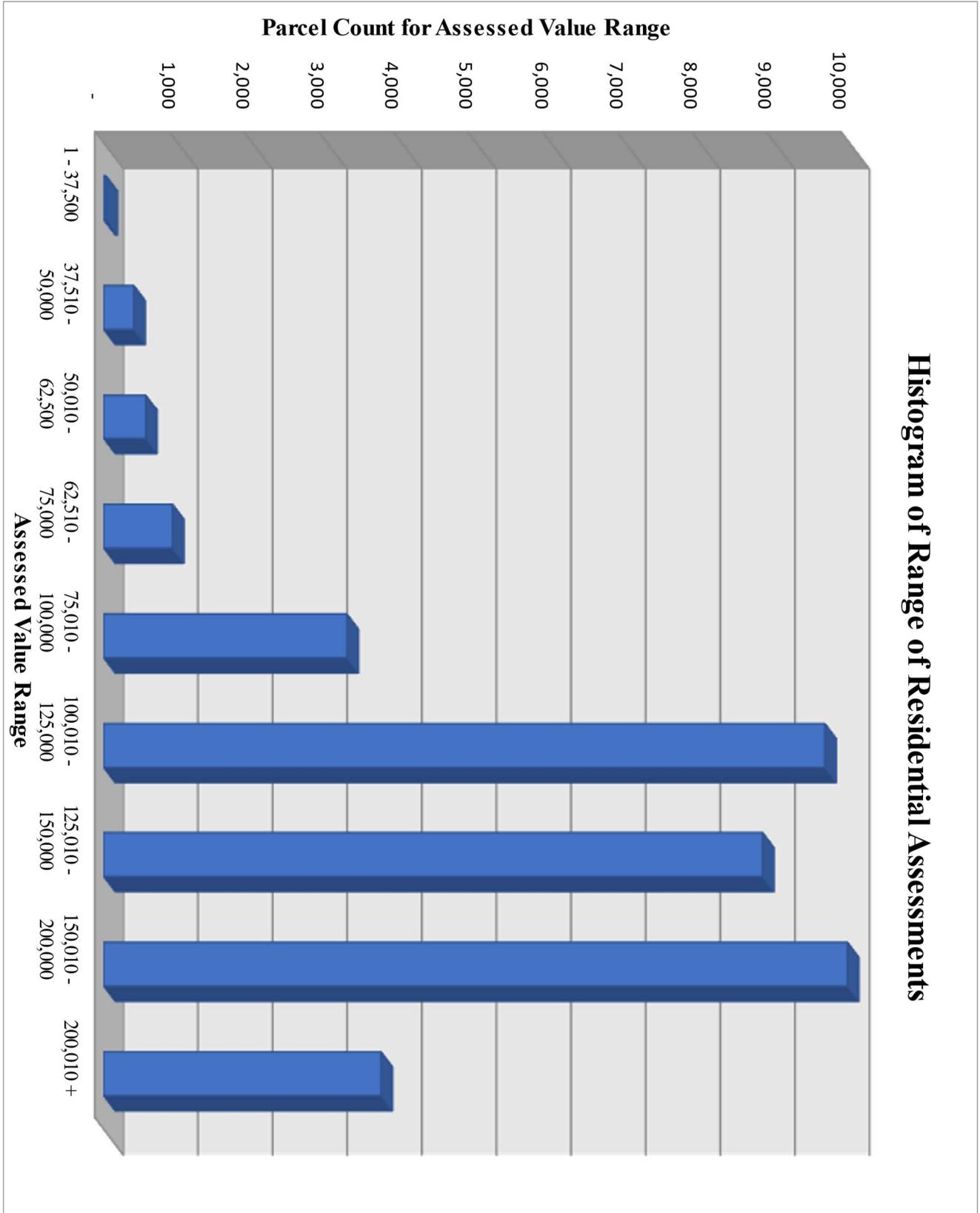
**Clarenceville School District
Taxable Value: 194,233,063
Parcel Count: 2916**

**Homestead Taxable Value:
167,599,560 / **86.29%**
Parcel Count: 2,401**

**Non-Homestead Taxable Value:
26,633,503 / 13.71%
Parcel Count: 515**

2024 RANGE OF RESIDENTIAL ASSESSMENTS				
ASSESSED VALUE RANGE	PARCEL COUNT	ASSESSED VALUE	AVG. IMPROVED ASSESSMENT	% OF TOTAL IMPROVED
1 - 37,500				
TOTAL IMPROVED	35	902,000	25,771	0.09%
VACANT	472	8,556,600		
TOTAL PARCEL COUNT	507	9,458,600		
37,510 - 50,000				
TOTAL IMPROVED	408	18,843,900	46,186	1.09%
VACANT	39	1,665,900		
TOTAL PARCEL COUNT	447	20,509,800		
50,010 - 62,500				
TOTAL IMPROVED	567	32,226,600	56,837	1.52%
VACANT	3	164,600		
TOTAL PARCEL COUNT	570	32,391,200		
62,510 - 75,000				
TOTAL IMPROVED	927	64,178,000	69,232	2.48%
VACANT	4	278,500		
TOTAL PARCEL COUNT	931	64,456,500		
75,010 - 100,000				
TOTAL IMPROVED	3263	291,780,200	89,421	8.73%
VACANT	1	83,000		
TOTAL PARCEL COUNT	3264	291,863,200		
100,010 - 125,000				
TOTAL IMPROVED	9668	1,100,153,300	113,793	25.86%
VACANT	2	227,600		
TOTAL PARCEL COUNT	9670	1,100,380,900		
125,010 - 150,000				
TOTAL IMPROVED	8834	1,207,765,500	136,718	23.62%
VACANT	0	0		
TOTAL PARCEL COUNT	8834	1,207,765,500		
150,010 - 200,000				
TOTAL IMPROVED	9970	1,713,497,800	171,865	26.66%
VACANT	0	0		
TOTAL PARCEL COUNT	9970	1,713,497,800		
200,010+				
TOTAL IMPROVED	3721	864,368,500	232,295	9.95%
VACANT	1	205,300		
TOTAL PARCEL COUNT	3722	864,573,800		
TOTAL IMPROVED PARCEL COUNT:			37,393	
AVG. IMPROVED RESIDENTIAL ASSESSED VALUE:			141,570	
AVG. IMPROVED RESIDENTIAL TAXABLE VALUE:			102,083	
ESTIMATED TRUE CASH VALUE:			2024: \$	283,140
			2023: \$	259,124
			2022: \$	236,700

2024 RANGE OF RESIDENTIAL ASSESSMENTS (CONT'D)



2024
TOP 40 AD VALOREM STATE EQUALIZED VALUE

2024 RANK	UNIT NAME	UNIT TYPE	COUNTY	TOTAL AD VALOREM SEV	TOTAL COMM/IND SEV
1	Detroit	City	Wayne	16,807,716,384	7,660,168,085
2	Grand Rapids	City	Kent	11,090,150,350	3,489,122,700
3	Ann Arbor	City	Washtenaw	10,730,532,500	3,555,332,100
4	Troy	City	Oakland	8,825,951,610	2,548,484,240
5	Sterling Heights	City	Macomb	8,038,466,300	1,834,141,500
6	Canton	Township	Wayne	7,130,059,400	1,165,959,100
7	Livonia	City	Wayne	7,057,081,780	1,442,111,100
8	Bloomfield	Township	Oakland	6,666,319,680	462,081,080
9	Macomb	Township	Macomb	6,651,847,782	455,632,650
10	Warren	City	Macomb	6,617,545,646	1,799,985,698
11	Shelby	Township	Macomb	6,349,689,300	1,228,460,500
12	Rochester Hills	City	Oakland	6,264,208,633	976,454,380
13	West Bloomfield	Township	Oakland	6,196,629,740	520,854,670
14	Farmington Hills	City	Oakland	6,153,802,280	1,602,058,820
15	Novi	City	Oakland	6,106,711,533	1,633,378,780
16	Dearborn	City	Wayne	5,602,003,300	1,557,395,150
17	Clinton	Township	Macomb	5,299,393,500	1,347,631,400
18	Royal Oak	City	Oakland	4,779,249,510	870,501,620
19	Southfield	City	Oakland	4,658,920,980	1,770,250,690
20	Waterford	Township	Oakland	4,440,985,290	715,399,130
21	Birmingham	City	Oakland	4,358,919,570	733,094,670
22	Wyoming	City	Kent	4,267,993,000	1,436,755,600
23	Commerce	Township	Oakland	3,794,113,490	514,990,430
24	Lansing	City	Ingham	3,719,026,700	1,336,389,200
25	Kentwood	City	Kent	3,658,259,500	1,554,313,100
26	Georgetown	Township	Ottawa	3,549,665,750	397,113,750
27	Northville	Township	Wayne	3,469,715,871	378,721,300
28	Portage	City	Kalamazoo	3,436,291,500	1,028,824,200
29	Pittsfield	Township	Washtenaw	3,420,178,928	1,085,384,603
30	Westland	City	Wayne	3,363,987,000	720,788,400
31	Orion	Township	Oakland	3,306,699,270	507,492,120
32	Saint Clair Shores	City	Macomb	3,268,135,025	378,006,200
33	Chesterfield	Township	Macomb	3,071,948,840	559,237,800
34	Independence	Township	Oakland	2,983,942,255	370,429,500
35	Plymouth	Township	Wayne	2,875,908,300	617,514,500
36	Cascade	Township	Kent	2,875,438,400	733,627,300
37	Midland	City	Midland	2,838,770,722	923,119,665
38	Kalamazoo	City	Kalamazoo	2,794,430,550	982,882,400
39	Meridian	Township	Ingham	2,768,200,643	580,363,300
40	Holland	City	Ottawa	2,714,992,200	993,075,200

2024
TOP 40 AD VALOREM TAXABLE VALUE

2024 RANK	UNIT NAME	UNIT TYPE	COUNTY	TOTAL AD VALOREM TV	TOTAL AD VALOREM SEV
1	Detroit	City	Wayne	8,889,357,685	16,807,716,384
2	Ann Arbor	City	Washtenaw	8,048,612,196	10,730,532,500
3	Grand Rapids	City	Kent	7,303,132,508	11,090,150,350
4	Troy	City	Oakland	6,606,965,990	8,825,951,610
5	Sterling Heights	City	Macomb	5,703,668,356	8,038,466,300
6	Canton	Township	Wayne	5,535,665,644	7,130,059,400
7	Livonia	City	Wayne	5,369,160,686	7,057,081,780
8	Bloomfield	Township	Oakland	5,137,883,510	6,666,319,680
9	Macomb	Township	Macomb	5,003,436,715	6,651,847,782
10	Novi	City	Oakland	4,962,920,898	6,106,711,533
11	West Bloomfield	Township	Oakland	4,838,877,552	6,196,629,740
12	Rochester Hills	City	Oakland	4,738,561,143	6,264,208,633
13	Shelby	Township	Macomb	4,703,678,694	6,349,689,300
14	Warren	City	Macomb	4,618,763,319	6,617,545,646
15	Farmington Hills	City	Oakland	4,517,580,420	6,153,802,280
16	Dearborn	City	Wayne	4,058,688,089	5,602,003,300
17	Royal Oak	City	Oakland	3,895,551,780	4,779,249,510
18	Clinton	Township	Macomb	3,880,890,530	5,299,393,500
19	Birmingham	City	Oakland	3,459,917,340	4,358,919,570
20	Southfield	City	Oakland	3,163,754,643	4,658,920,980
21	Waterford	Township	Oakland	3,050,588,820	4,440,985,290
22	Wyoming	Township	Kent	2,968,151,957	4,267,993,000
23	Lansing	City	Ingham	2,913,800,550	3,719,026,700
24	Commerce	Township	Oakland	2,879,838,320	3,794,113,490
25	Northville	Township	Wayne	2,875,249,590	3,469,715,871
26	Pittsfield	Township	Washtenaw	2,708,862,759	3,420,178,928
27	Portage	City	Kalamazoo	2,623,316,930	3,436,291,500
28	Kentwood	City	Kent	2,618,179,360	3,658,259,500
29	Georgetown	Township	Ottawa	2,546,178,647	3,549,665,750
30	Orion	Township	Oakland	2,498,199,880	3,306,699,270
31	Chesterfield	Township	Macomb	2,340,092,376	3,071,948,840
32	Midland	City	Midland	2,329,783,480	2,838,770,722
33	Plymouth	Township	Wayne	2,319,481,110	2,875,908,300
34	Westland	City	Wayne	2,301,024,806	3,363,987,000
35	Meridian	Township	Ingham	2,281,850,899	2,768,200,643
36	Independence	Township	Oakland	2,259,752,860	2,983,942,255
37	Auburn Hills	City	Oakland	2,204,088,895	2,662,401,085
38	Cascade	Township	Kent	2,198,767,337	2,875,438,400
39	Saint Clair Shores	City	Macomb	2,162,172,828	3,268,135,025
40	Kalamazoo	City	Kalamazoo	2,071,637,362	2,794,430,550

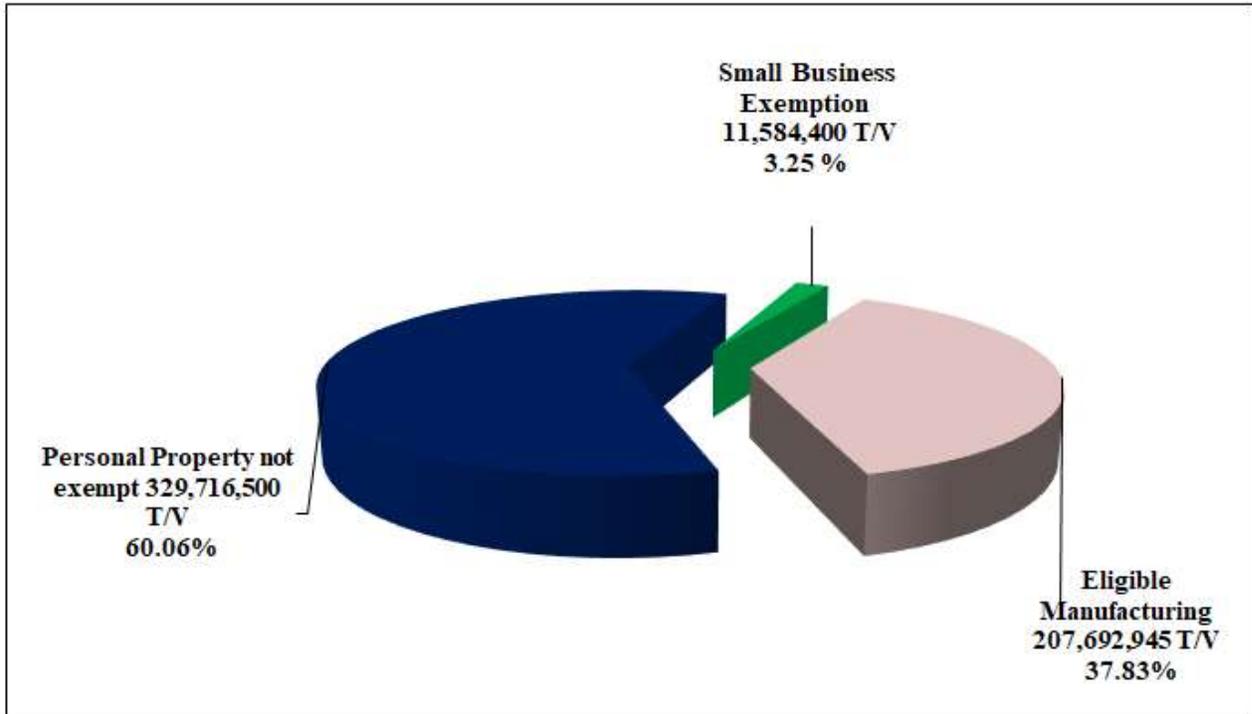
**2023
LARGEST IMPROVED
RESIDENTIAL SALES**

ADDRESS	SALE DATE	SALE PRICE	SQ/FT	SUBDIVISION
18383 VAN	09/15/23	\$ 700,000	2,865	Curtis Rd. & Wayne Rd.
14384 JOSEPHINE	06/01/23	\$ 685,547	2,895	Grand Reserve
18887 VAN	12/15/23	\$ 665,900	2,919	Martin Villa
37616 ST MARTINS	02/24/23	\$ 655,000	4,518	Newburgh & 7 Mile
19835 ASHLEY	04/14/23	\$ 600,000	3,991	Whispering Hills
14474 JOSEPHINE	06/16/23	\$ 594,510	3,044	Grand Reserve
37211 CURTIS	06/09/23	\$ 585,000	3,208	Caliburn Estates
35221 VARGO	07/25/23	\$ 566,000	2,629	Hidden Creek
35328 CURTIS	03/10/23	\$ 565,000	2,970	Sheffield Sub
14348 JOSEPHINE	10/10/23	\$ 557,065	2,640	Grand Reserve
20440 HICKORY	08/31/23	\$ 554,000	3,137	Livonia Hills Estates
33021 BROOKSIDE COURT	09/13/23	\$ 550,000	2,686	Brookside of Livonia
28922 SAVOIE CT	06/12/23	\$ 550,000	3,230	Wooded Creek Sub
37291 ST MARTINS	09/13/23	\$ 540,000	2,090	Willow Woods Sub
20279 GARY	08/01/23	\$ 539,000	2,803	Windridge Village
14459 DOOLEY	05/23/23	\$ 530,600	2,559	Lyndon Park Condos
18604 MANOR	07/31/23	\$ 530,000	2,377	Caliburn Manor
20080 SHADYSIDE	07/24/23	\$ 525,000	2,829	Folkers Farmington Acres
37171 CURTIS	01/17/23	\$ 525,000	2,893	Caliburn Estates
31041 SIX MILE	07/06/23	\$ 525,000	1,851	Bell Creek Estates (2.76 Acre Lot)

2023 LARGEST IMPROVED COMMERCIAL SALES				
ADDRESS	SALE DATE	SALE PRICE	SQ/FT	USE
39200 SIX MILE	09/15/23	\$ 21,100,000	544,245	Former Comerica Office Site
29905 SEVEN MILE	02/03/23	\$ 8,190,000	61,752	Department Store(Former Art Van)
30650 PLYMOUTH	01/10/23	\$ 4,800,000	82,934	Store & Warehouse
12000 GLOBE	10/31/23	\$ 4,500,000	45,505	Office/Warehouse
19265 VICTOR PARKWAY	03/15/23	\$ 3,000,000	13,952	Former Doc's Restaurant
36163 PLYMOUTH	07/10/23	\$ 2,900,000	36,196	Strip Mall
39319 PLYMOUTH	06/26/23	\$ 1,850,000	18,090	Office
28281 EIGHT MILE	11/29/23	\$ 1,800,000	10,250	Retail
30950 FIVE MILE	09/11/23	\$ 1,680,000	36,031	Bowling Alley
12886 WESTMORE	12/13/23	\$ 1,675,000	1,800	Office/Warehouse

2023 LARGEST IMPROVED INDUSTRIAL SALES				
ADDRESS	SALE DATE	SALE PRICE	SQ/FT	USE
12550 TECH CENTER	01/18/23	\$ 8,950,000	116,152	Office/Warehouse
13017 NEWBURGH	06/28/23	\$ 3,400,000	31,079	Office/Warehouse
30980 INDUSTRIAL	07/28/23	\$ 2,710,000	13,199	Warehouse
12651 NEWBURGH	11/21/23	\$ 2,150,000	23,938	Office/Warehouse
33100 CAPITOL	12/22/23	\$ 1,000,000	29,650	Office/Warehouse
30850 INDUSTRIAL	09/08/23	\$ 795,000	11,380	Office/Warehouse
34413 ROSATI	07/20/23	\$ 700,000	6,148	Office/Warehouse
12770 FAIRLANE	05/09/23	\$ 680,000	5,900	Office/Warehouse
11966 BROOKFIELD	08/09/23	\$ 625,000	12,303	Office/Warehouse
12770 FARMINGTON	03/13/23	\$ 385,000	15,480	Office/Warehouse

Eligible Manufacturing Personal Property Reimbursement



	Personal Property Exemption Loss <u>Taxable Value</u>	Lowest Operating <u>Millage</u>	Estimated State <u>Reimbursement</u>	Actual Amount Received <u>in February</u>	Amount Received <u>in May</u>
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	_____	_____

In 2024, there were 171 EMPP Exemptions granted and 2,813 Small Business Exemption claims.

Of the 2,813 Small Business Exemption claims filed 2,808 were granted.

**2023 WAYNE COUNTY
CITY MILLAGE RATES**

MUNICIPALITY	SCHOOL DISTRICT NAME	TOTAL CITY MILLAGE	HOMESTEAD RATE	NON-HOMESTEAD RATE
LIVONIA	CLARENCEVILLE SCHOOL	13.1774	37.1165	55.1165
LIVONIA	LIVONIA PUBLIC SCHOOL	13.1774	40.8291	58.8291
PLYMOUTH	PLYMOUTH-CANTON COMMUNITY	14.8910	42.2941	60.2941
NORTHVILLE	NORTHVILLE PUBLIC SCHOOL	15.3753	42.7875	60.7875
ROMULUS	ROMULUS COMMUNITY SCHOOL	15.6971	52.3998	68.8673
ROMULUS	WAYNE-WESTLAND COMMUNITY	15.6971	45.0973	62.5771
ROMULUS	WOODHAVEN SCHOOL DISTRICT	15.6971	47.5944	65.5944
GROSSE POINTE FARMS	GROSSE POINTE PUBLIC SCHOOL	16.4655	50.3001	64.5888
GROSSE POINTE	GROSSE POINTE PUBLIC SCHOOL	16.8390	50.6736	64.9623
GROSSE POINTE SHORES VILLAGE	GROSSE POINTE PUBLIC SCHOOL	18.0201	51.8547	66.1434
GROSSE POINTE PARK	GROSSE POINTE PUBLIC SCHOOL	19.0483	52.8829	67.1716
WESTLAND	GARDEN CITY SCHOOL DISTRICT	19.3266	50.4251	68.4251
WESTLAND	LIVONIA PUBLIC SCHOOL	19.3266	47.9732	65.9732
WESTLAND	ROMULUS (INKSTER DEBT)	19.3266	56.2468	72.4335
WESTLAND	ROMULUS COMMUNITY SCHOOL	19.3266	56.0293	72.4968
WESTLAND	TAYLOR (INKSTER DEBT)	19.3266	56.2468	72.4335
WESTLAND	TAYLOR SCHOOL DISTRICT	19.3266	46.8868	64.6528
WESTLAND	WAYNE-WESTLAND COMMUNITY	19.3266	48.7268	66.2066
BELLEVILLE	VAN BUREN PUBLIC SCHOOL	19.9353	45.4288	63.4288
FLATROCK	FLAT ROCK COMMUNITY	19.9847	54.1300	72.1300
FLATROCK	GIBRALTAR SCHOOL DISTRICT	19.9847	50.2244	68.2244
FLATROCK	WOODHAVEN-BROWNSTOWN	19.9847	50.8871	68.8871
ROCK WOOD	GIBRALTAR SCHOOL DISTRICT	20.2863	50.5260	68.5260
LINCOLN PARK	LINCOLN PARK PUBLIC SCHOOL	20.5964	53.2409	71.2409
GIBRALTAR	GIBRALTAR SCHOOL DISTRICT	21.0415	51.2812	69.2812
DEARBORN HEIGHTS	CRESTWOOD SCHOOL DISTRICT	21.2724	47.4352	65.4352
DEARBORN HEIGHTS	DEARBORN CITY SCHOOL	21.2724	47.3224	65.3224
DEARBORN HEIGHTS	DEARBORN HGTS SCH DISTRICT	21.2724	52.1793	70.1793
DEARBORN HEIGHTS	TAYLOR SCHOOL DISTRICT	21.2724	48.8326	66.5986
DEARBORN HEIGHTS	WAYNE-WESTLAND COMMUNITY	21.2724	50.6726	68.1524
DEARBORN HEIGHTS	WESTWOOD COMMUNITY	21.2724	48.1785	66.1785
GROSSE POINTE WOODS	GROSSE POINTE PUBLIC SCHOOL	21.3037	55.1383	69.4270
RIVERVIEW	RIVERVIEW COMMUNITY	22.0600	51.3192	69.3192
WOODHAVEN	GIBRALTAR SCHOOL DISTRICT	22.6371	52.8768	70.8768
WOODHAVEN	WOODHAVEN-BROWNSTOWN	22.6371	53.5395	71.5395
WYANDOTTE	WYANDOTTE CITY SCHOOL	22.7500	53.3982	71.3982
DEARBORN	DEARBORN CITY SCHOOL	22.9000	48.9500	66.9500
DEARBORN	WESTWOOD COMMUNITY	22.9000	49.8061	67.8061
ALLEN PARK	ALLEN PARK PUBLIC SCHOOLS	23.6627	59.5829	77.5829
ALLEN PARK	MELVINDALE/N ALLEN PARK	23.6627	47.5829	65.4875
ALLEN PARK	SOUTHGATE COMMUNITY	23.6627	55.3329	73.3329
WAYNE	WAYNE-WESTLAND COMMUNITY	24.3302	53.7304	71.2102
TRENTON	RIVERVIEW COMMUNITY	24.7506	54.0098	72.0098
TRENTON	TRENTON PUBLIC SCHOOL	24.7506	57.8870	74.1008
GARDEN CITY	GARDEN CITY SCHOOL DISTRICT	25.6390	56.7375	74.7375
TAYLOR	TAYLOR SCHOOL DISTRICT	25.7118	53.2720	71.0380
SOUTHGATE	SOUTHGATE COMMUNITY	26.6676	58.3378	76.3378
DETROIT	DETROIT CITY SCHOOL DISTRICT	27.9520	68.5080	85.5510
HAMTRAMCK	HAMTRAMCK PUBLIC SCHOOL	28.6582	60.4069	77.8471
INKSTER	ROMULUS (INKSTER DEBT)	29.9654	68.8355	85.0222
INKSTER	TAYLOR SCH DIST (INKSTER DEBT)	29.9654	68.8355	85.0222
INKSTER	TAYLOR SCHOOL DISTRICT	29.9654	59.4755	77.2415
INKSTER	WAYNE-WESTLAND (INKSTER DEBT)	29.9654	68.8355	85.0222
INKSTER	WAYNE-WESTLAND COMM SCH	29.9654	61.3155	78.7953
INKSTER	WESTWOOD (INKSTER DEBT)	29.9654	68.8355	85.0222
INKSTER	WESTWOOD COMMUNITY	29.9654	58.8214	76.8214
RIVER ROUGE	RIVER ROUGE CITY SCHOOL	43.7858	83.2060	98.0560
MELVINDALE	MELVINDALE/ ALLEN PARK	46.2892	70.2094	88.1140
HIGHLAND PARK	HIGHLAND PARK CITY SCHOOL	46.5371	68.4871	86.0628
HARPER WOODS	GROSSE POINTE PUBLIC	56.0073	89.8419	104.1306
HARPER WOODS	HARPER WOODS	56.0073	92.9275	110.9275
ECORSE	ECORSE PUBLIC SCHOOLS	62.2150	102.1352	119.8490
ECORSE	RIVER ROUGE CITY SCHOOLS	62.2150	101.6352	116.4852

**2023 WAYNE COUNTY
TOWNSHIP MILLAGE RATES**

MUNICIPALITY	SCHOOL DISTRICT NAME	TOTAL TWP MILLAGE	HOMESTEAD RATE	NON- HOMESTEAD RATE
SUMPTER TOWNSHIP	AIRPORT COMMUNITY SCHOOLS	4.7566	31.5467	49.5467
SUMPTER TOWNSHIP	HURON SCHOOL DISTRICT	4.7566	36.5201	54.5201
SUMPTER TOWNSHIP	LINCOLN CONS SCHOOL	4.7566	37.0758	55.0758
SUMPTER TOWNSHIP	VAN BUREN PUBLIC SCHOOLS	4.7566	34.2501	62.2501
PLYMOUTH TOWNSHIP	PLYMOUTH-CANTON COMM SCH	5.1276	32.5307	50.5307
VAN BUREN TOWNSHIP	LINCOLN CONSOLIDATED SCHOOLS	7.2463	39.5655	57.5655
VAN BUREN TOWNSHIP	VAN BUREN PUBLIC SCHOOLS	7.2463	36.7398	54.7398
NORTHVILLE TOWNSHIP	NORTHVILLE PUBLIC SCHOOLS	8.3113	35.7235	53.7235
NORTHVILLE TOWNSHIP	PLYMOUTH-CANTON COMM SCH	8.3113	35.3839	53.3839
HURON TOWNSHIP	FLAT ROCK COMMUNITY SCHOOLS	8.6026	42.7479	60.7479
HURON TOWNSHIP	HURON SCHOOL DISTRICT	8.6026	38.5279	56.5279
HURON TOWNSHIP	WOODHAVEN-BROWNSTOWN	8.6026	39.5050	57.5050
CANTON TOWNSHIP***	PLYMOUTH-CANTON COMM SCH	12.2909	30.2816	48.2816
CANTON TOWNSHIP***	VAN BUREN PUBLIC SCHOOLS	12.2909	31.9618	49.9618
CANTON TOWNSHIP***	WAYNE-WESTLAND COMM SCH	12.2909	32.7118	50.1916
BROWNSTOWN TOWNSHIP*	GIBRALTAR SCHOOL DISTRICT	13.9603	34.2000	52.2000
BROWNSTOWN TOWNSHIP*	TAYLOR SCHOOL DISTRICT	13.9603	30.5256	48.2916
BROWNSTOWN TOWNSHIP*	WOODHAVEN-BROWNSTOWN	13.9603	34.8627	52.8627
GROSSE ILE TOWNSHIP	GROSSE ILE TOWNSHIP SCHOOLS	15.9878	46.2021	63.4812
REDFORD TOWNSHIP**	CLARENCEVILLE SCHOOL	24.6677	43.5272	61.5272
REDFORD TOWNSHIP**	REDFORD UNION SCHOOL	24.6677	51.2634	69.0637
REDFORD TOWNSHIP**	SOUTH REDFORD SCHOOL	24.6677	52.6134	70.6134

* 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)

**2023 TOTAL TAX RATES
FOR CITIES WITHIN WAYNE COUNTY**

MUNICIPALITY	CODE	SCHOOL DISTRICT NAME	TOTAL HOMESTEAD	TOTAL NON-HOMESTEAD
LIVONIA	63090	CLARENCEVILLE SCHOOL	37.1165	55.1165
LIVONIA	82095	LIVONIA PUBLIC SCHOOL	40.8291	58.8291
PLYMOUTH	82100	PLYMOUTH-CANTON COMMUNITY	42.2941	60.2941
NORTHVILLE	82390	NORTHVILLE PUBLIC SCHOOL	42.7875	60.7875
ROMULUS	82160	WAYNE-WESTLAND COMMUNITY	45.0973	62.5771
BELLEVILLE	82430	VAN BUREN PUBLIC SCHOOL	45.4288	63.4288
WESTLAND	82150	TAYLOR SCHOOL DISTRICT	46.8868	64.6528
DEARBORN HEIGHTS	82030	DEARBORN CITY SCHOOL	47.3224	65.3224
DEARBORN HEIGHTS	82230	CRESTWOOD SCHOOL DISTRICT	47.4352	65.4352
ALLEN PARK	82045	MELVINDALE/N ALLEN PARK	47.5829	65.4875
ROMULUS	82365	WOODHAVEN SCHOOL DISTRICT	47.5944	65.5944
WESTLAND	82095	LIVONIA PUBLIC SCHOOL	47.9732	65.9732
DEARBORN HEIGHTS	82240	WESTWOOD COMMUNITY	48.1785	66.1785
WESTLAND	82160	WAYNE-WESTLAND COMMUNITY	48.7268	66.2066
DEARBORN HEIGHTS	82150	TAYLOR SCHOOL DISTRICT	48.8326	66.5986
DEARBORN	82030	DEARBORN CITY SCHOOL	48.9500	66.9500
DEARBORN	82240	WESTWOOD COMMUNITY	49.8061	67.8061
FLATROCK	82290	GIBRALTAR SCHOOL DISTRICT	50.2244	68.2244
GROSSE POINTE FARMS	82055	GROSSE POINTE PUBLIC SCHOOL	50.3001	64.5888
WESTLAND	82050	GARDEN CITY SCHOOL DISTRICT	50.4251	68.4251
ROCKWOOD	82290	GIBRALTAR SCHOOL DISTRICT	50.5260	68.5260
DEARBORN HEIGHTS	82160	WAYNE-WESTLAND COMMUNITY	50.6726	68.1524
GROSSE POINTE	82055	GROSSE POINTE PUBLIC SCHOOL	50.6736	64.9623
FLATROCK	82365	WOODHAVEN-BROWNSTOWN	50.8871	68.8871
GIBRALTAR	82290	GIBRALTAR SCHOOL DISTRICT	51.2812	69.2812
RIVERVIEW	82400	RIVERVIEW COMMUNITY	51.3192	69.3192
GROSSE POINTE SHORES VILLAGE	82055	GROSSE POINTE PUBLIC SCHOOL	51.8547	66.1434
DEARBORN HEIGHTS	82040	DEARBORN HGTS SCH DISTRICT	52.1793	70.1793
ROMULUS	82130	ROMULUS COMMUNITY SCHOOL	52.3998	68.8673
WOODHAVEN	82290	GIBRALTAR SCHOOL DISTRICT	52.8768	70.8768
GROSSE POINTE PARK	82055	GROSSE POINTE PUBLIC SCHOOL	52.8829	67.1716
LINCOLN PARK	82090	LINCOLN PARK PUBLIC SCHOOL	53.2409	71.2409
TAYLOR	82150	TAYLOR SCHOOL DISTRICT	53.2720	71.0380
WYANDOTTE	82170	WYANDOTTE CITY SCHOOL	53.3982	71.3982
WOODHAVEN	82365	WOODHAVEN-BROWNSTOWN	53.5395	71.5395
WAYNE	82160	WAYNE-WESTLAND COMMUNITY	53.7304	71.2102
TRENTON	82400	RIVERVIEW COMMUNITY	54.0098	72.0098
FLATROCK	82180	FLAT ROCK COMMUNITY	54.1300	72.1300
GROSSE POINTE WOODS	82055	GROSSE POINTE PUBLIC SCHOOL	55.1383	69.4270
ALLEN PARK	82405	SOUTHGATE COMMUNITY	55.3329	73.3329
WESTLAND	82130	ROMULUS COMMUNITY SCHOOL	56.0293	72.4968
WESTLAND	82130	ROMULUS (INKSTER DEBT)	56.2468	72.4335
WESTLAND	82150	TAYLOR (INKSTER DEBT)	56.2468	72.4335
GARDEN CITY	82050	GARDEN CITY SCHOOL DISTRICT	56.7375	74.7375
TRENTON	82155	TRENTON PUBLIC SCHOOL	57.8870	74.1008
SOUTHGATE	82405	SOUTHGATE COMMUNITY	58.3378	76.3378
INKSTER	82240	WESTWOOD COMMUNITY	58.8214	76.8214
INKSTER	82150	TAYLOR SCHOOL DISTRICT	59.4755	77.2415
ALLEN PARK	82020	ALLEN PARK PUBLIC SCHOOLS	59.5829	77.5829
HAMTRAMCK	82060	HAMTRAMCK PUBLIC SCHOOL	60.4069	77.8471
INKSTER	82160	WAYNE-WESTLAND COMM SCH	61.3155	78.7953
HIGHLAND PARK	82070	HIGHLAND PARK CITY SCHOOL	68.4871	86.0628
DETROIT	82010	DETROIT CITY SCHOOL DISTRICT	68.5080	85.5510
INKSTER	82130	ROMULUS (INKSTER DEBT)	68.8355	85.0222
INKSTER	82150	TAYLOR SCH DIST (INKSTER DEBT)	68.8355	85.0222
INKSTER	82160	WAYNE-WESTLAND (INKSTER DEBT)	68.8355	85.0222
INKSTER	82240	WESTWOOD (INKSTER DEBT)	68.8355	85.0222
MELVINDALE	82045	MELVINDALE/ ALLEN PARK	70.2094	88.1140
RIVER ROUGE	82120	RIVER ROUGE CITY SCHOOL	83.2060	98.0560
HARPER WOODS	82055	GROSSE POINTE PUBLIC	89.8419	104.1306
HARPER WOODS	82320	HARPER WOODS	92.9275	110.9275
ECORSE	82120	RIVER ROUGE CITY SCHOOLS	101.6352	116.4852
ECORSE	82250	ECORSE PUBLIC SCHOOLS	102.1352	119.8490

**2023 TOTAL TAX RATES
FOR TOWNSHIPS WITHIN WAYNE COUNTY**

MUNICIPALITY	CODE	SCHOOL DISTRICT NAME	TOTAL HOMESTEAD	TOTAL NON-HOMESTEAD
CANTON TOWNSHIP***	82100	PLYMOUTH-CANTON COMM SCH	30.2816	48.2816
BROWNSTOWN TOWNSHIP*	82150	TAYLOR SCHOOL DISTRICT	30.5256	48.2916
SUMPTER TOWNSHIP	58020	AIRPORT COMMUNITY SCHOOLS	31.5467	49.5467
CANTON TOWNSHIP***	82430	VAN BUREN PUBLIC SCHOOLS	31.9618	49.9618
PLYMOUTH TOWNSHIP	82100	PLYMOUTH-CANTON COMM SCH	32.5307	50.5307
CANTON TOWNSHIP***	82160	WAYNE-WESTLAND COMM SCH	32.7118	50.1916
BROWNSTOWN TOWNSHIP*	82290	GIBRALTAR SCHOOL DISTRICT	34.2000	52.2000
SUMPTER TOWNSHIP	82430	VAN BUREN PUBLIC SCHOOLS	34.2501	62.2501
BROWNSTOWN TOWNSHIP*	82365	WOODHAVEN-BROWNSTOWN	34.8627	52.8627
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	36.5201	54.5201
VAN BUREN TOWNSHIP	82430	VAN BUREN PUBLIC SCHOOLS	36.7398	54.7398
SUMPTER TOWNSHIP	81070	LINCOLN CONS SCHOOL	37.0758	55.0758
HURON TOWNSHIP	82340	HURON SCHOOL DISTRICT	38.5279	56.5279
HURON TOWNSHIP	82365	WOODHAVEN-BROWNSTOWN	39.5050	57.5050
VAN BUREN TOWNSHIP	81070	LINCOLN CONSOLIDATED SCHOOLS	39.5655	57.5655
HURON TOWNSHIP	82180	FLAT ROCK COMMUNITY SCHOOLS	42.7479	60.7479
REDFORD TOWNSHIP**	63090	CLARENCEVILLE SCHOOL	43.5272	61.5272
GROSSE ILE TOWNSHIP	82300	GROSSE ILE TOWNSHIP SCHOOLS	46.2021	63.4812
REDFORD TOWNSHIP**	82110	REDFORD UNION SCHOOL	51.2634	69.0637
REDFORD TOWNSHIP**	82140	SOUTH REDFORD SCHOOL	52.6134	70.6134

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

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

2024 CITY OF LIVONIA 25 LARGEST TAXPAYERS

	TAXABLE VALUE REAL	TAXABLE VALUE PERSONAL	TAXABLE VALUE TOTAL	TAXES AT VARIOUS 2023 MILLAGE RATES
DTE ELECTRIC CO.	1,562,904	53,209,900	54,772,804	\$ 3,214,446.84
ASHLEY CAPITAL	52,530,958		52,530,958	\$ 3,143,140.57
**ACT 198	1,832,040		1,832,040	\$ 55,983.48
			TOTAL 54,362,998	\$ 3,199,124.05
CONSUMERS ENERGY CO.	3,778,190	40,943,000	44,721,190	\$ 2,598,448.54
SCHOSTAK BROTHERS	31,718,922	309,800	32,028,722	\$ 1,897,244.06
FORD MOTOR COMPANY	26,086,239	27,200	26,113,439	\$ 1,535,631.71
**ACT 198		0	0	\$ -
			TOTAL 26,113,439	\$ 1,535,631.71
AMAZON	2,168,800	9,038,200	11,207,000	\$ 573,217.72
**ACT 198	20,574,400	4,701,100	25,275,500	\$ 777,168.16
			TOTAL 36,482,500	\$ 1,350,385.89
T - MOBILE / SPRINT	156,135	23,293,785	23,449,920	\$ 1,142,180.74
ARC - Victor Pkwy Office	16,283,459		16,283,459	\$ 957,941.24
DEMBS-ROTH INDUSTRIAL DEV	15,139,651		15,139,651	\$ 901,513.33
MILLENNIUM LIVONIA LLC - Retail/Restaurants	14,347,307		14,347,307	\$ 844,039.16
LIVONIA ESTATES LTD	13,857,205		13,857,205	\$ 842,921.31
COLLEGE PARK-SCHOOLCRAFT	14,075,460		14,075,460	\$ 828,046.64
RNDC-NWS LLC	1,599,000		1,599,000	\$ 97,265.73
**ACT 198	16,358,102	9,185,500	25,543,602	\$ 691,329.89
Wine Distributor			TOTAL 27,142,602	\$ 788,595.62
HAGGERTY GROUP - Retail & Appts.	12,865,549		12,865,549	\$ 756,868.67
AURORA LLC - Industrial Investment	12,122,452	13,500	12,135,952	\$ 737,022.67
WAL-MART	10,192,900	2,195,200	12,388,100	\$ 689,567.97
UNIVERSAL PROP SMC LIVONIA	11,422,151		11,422,151	\$ 671,954.86
ALETHA B. PHIPPS - Senior Appts.	9,705,800	1,094,900	10,800,700	\$ 622,256.66
COSTCO WHOLESALE	8,466,674	2,642,700	11,109,374	\$ 621,842.07
MARRIOTT HOTEL	8,957,931	1,533,600	10,491,531	\$ 598,804.13
ROUSH CORPORATION	9,297,689	804,800	10,102,489	\$ 592,698.17
PARAGON PROPERTIES IND DEV	9,524,676		9,524,676	\$ 563,629.99
QUAKERTOWN CAMBRIDGE	8,874,414		8,874,414	\$ 522,073.79
HAGGERTY SIX PARTNERS(Comerica Site)	8,864,000		8,864,000	\$ 521,461.14
KELSEY-HA YES (TRW)	8,326,757		8,326,757	\$ 506,509.13
TOTALS:	350,689,765	148,993,185	499,682,950	\$ 27,505,208.38

2023 AD VALOREM CITY MILLAGE	13.1774	\$5,890,717	
2023 ACT 198 CITY MILLAGE	6.5887	\$346,903	
TOTAL ESTIMATED CITY TAX DOLLARS		\$6,237,620	

**PLYMOUTH ROAD DEVELOPMENT AUTHORITY
(P.R.D.A)
1994 - 2024 RECAPTURE**

	<u>1994 Parcel Count</u>	<u>1994 Assessed Value</u>	<u>2024 Parcel Count</u>	<u>2024 Taxable Value</u>
Real Property	578	251,784,070	558	336,642,849
Personal Property	893	178,771,840	753	74,462,600
Act 198				
Real Property	7	11,052,250	6	25,389,242
Personal Property	19	257,281,050	13	6,090,000
Act 255				
Real Property	<u>1</u>	<u>2,458,180</u>	<u>0</u>	<u>0</u>
Totals	1498	701,347,390	1,330	442,584,691

**Amount of Captured Taxable Value for 2024:
- 258,762,699**