

OFFICE OF THE COUNCIL

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COMMITTEE MEMBERS:

MARTHA PTASHNIK, Chair
ROBIN PERSICONI, Vice Chair
CARRIE BUDZINSKI, Member

**MEETING PACKET FOR THE
FINANCE AND BUDGET COMMITTEE
August 10, 2026
7:00 pm**

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The official documents are on file in the City Clerk's office.

CITY COUNCIL FINANCE AND BUDGET COMMITTEE

Monday, June 8, 2026 – 7:00 PM

Livonia City Hall 5th Floor Gallery

33000 Civic Center Drive

Livonia, MI 48154

Members:

Martha Ptashnik, Chair

Robin Persiconi, Vice Chair

Carrie Budzinski, Member

AGENDA:

1. The subject matter of Advance Budget Reviews Fiscal Year 2026-2027 Pre-Budget Meeting. (CR 161-12)

THIS IS AN OPEN MEETING AND ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

View meeting packet here:

Minutes of this meeting will be available for public inspection in the City Clerk's Office not more than 8 business days following the date of the meeting.

This item will be reported at the **Regular Meeting of August 17, 2026**

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LETTER TO THE LIVONIA CITY COUNCIL FROM THE FINANCE DEPARTMENT

1.

MEETING DATE

Finance and Budget Committee
Meeting
July 10, 2026

PRESENTED BY

AGENDA ITEM

The subject matter of Advance Budget Reviews Fiscal Year 2026-2027 Pre-Budget Meeting. (CR 161-12)

BACKGROUND DETAILS

To discuss the subject of Advance Budget Reviews for Fiscal Year 2026-2027 and review the 2026 Assessment Data provided by the Assessor's Office.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To discuss the matter as presented.

ATTACHMENTS

1. 2026 Assessment Data Book

APPROVED BY

CITY OF LIVONIA

2026 ASSESSMENT DATA



DEPARTMENTAL CORRESPONDENCE

DATE: July 12, 2026

TO: Maureen Miller-Brosnan, Mayor

FROM: Linda Gosselin, Assessor. Jacob Liberati, Assistant City Assessor

SUBJECT: 2026 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 172 total appeals, including 70 in-person appeals and 102 mail-in appeals. Of the 172 total appeals, 46 applications were for poverty exemption and 36 were granted.
- Veteran Exemptions do not go to the March Board of Review. 302 Veteran Exemptions were granted in full for 2026, with a taxable value loss of 37,986,354.
- The 2026 Ad-Valorem Taxable Values are:
 - Real: 5,490,699,298 - an overall increase from 2025 of 4.10%.
 - Personal: 327,794,100 - an overall increase from 2025 of 4.51%
 - GRAND TOTAL: 5,818,493,398 - an overall increase from 2025 of 4.12%
- The 2026 Act 198 – IFT Taxable Values are:
 - Real: 59,308,365 – an overall increase from 2025 of 0.28%.
 - Personal: 13,793,700 – an overall decrease from 2025 of ~9.90%
 - GRAND TOTAL: 73,607,000 – an overall decrease from 2025 of ~1.13%
- Michigan Inflation Rate Multiplier History
 - 2026: 1.027
 - 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

AD VALOREM VALUE TOTALS

REAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2025	2026	% CHANGE
Commercial Real	1,159,691,100	1,215,287,800	4.79%
Industrial Real	356,490,100	368,664,100	3.41%
Residential Real	5,659,569,500	6,051,528,660	6.93%
TOTALS:	7,175,750,700	7,635,480,560	6.41%

TAXABLE VALUE (TV)			
	2025	2026	% CHANGE
Commercial Real	944,848,331	974,352,795	3.12%
Industrial Real	315,968,746	325,655,133	3.07%
Residential Real	4,013,525,413	4,190,691,370	4.41%
TOTALS:	5,274,342,490	5,490,699,298	4.10%

PERSONAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2025	2026	% CHANGE
Commercial Personal	183,256,300	179,655,300	-1.97%
Industrial Personal	21,832,100	20,431,500	-6.42%
Utility Personal	108,561,600	127,707,300	17.64%
TOTALS:	313,650,000	327,794,100	4.51%

TAXABLE VALUE (TV)			
	2025	2026	% CHANGE
Commercial Personal	183,256,300	179,655,300	-1.97%
Industrial Personal	21,832,100	20,431,500	-6.42%
Utility Personal	108,561,600	127,707,300	17.64%
TOTALS:	313,650,000	327,794,100	4.51%

TOTAL AD VALOREM VALUE			
	2025	2026	% CHANGE
STATE EQUALIZED VALUE	7,489,400,700	7,963,274,660	6.33%
TAXABLE VALUE	5,587,992,490	5,818,493,398	4.12%

SPECIAL ACTS TOTALS

REAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2025	2026	% CHANGE
I.F.T. Real	59,545,900	59,896,100	0.59%
Commercial Real	0	505,700	N/A
TOTALS:	59,545,900	60,401,800	1.44%

TAXABLE VALUE (TV)			
	2025	2026	% CHANGE
I.F.T. Real	59,140,194	59,308,365	0.28%
Commercial Real	0	504,935	N/A
TOTALS:	59,140,194	59,813,300	1.14%

PERSONAL PROPERTY:

STATE EQUALIZED VALUE (SEV)			
	2025	2026	% CHANGE
I.F.T. Personal	15,310,100	13,793,700	-9.90%
TOTALS:	15,310,100	13,793,700	-9.90%

TAXABLE VALUE (TV)			
	2025	2026	% CHANGE
I.F.T. Personal	15,310,100	13,793,700	-9.90%
TOTALS:	15,310,100	13,793,700	-9.90%

TOTAL SPECIAL ACT VALUE			
	2025	2026	% CHANGE
STATE EQUALIZED VALUE	74,856,000	74,195,500	-0.88%
TAXABLE VALUE	74,450,294	73,607,000	-1.13%

**GRAND TOTAL
AD VALOREM & SPECIAL ACTS**

GRAND TOTAL AD VALOREM & SPECIAL ACT VALUE			
	2025	2026	% CHANGE
STATE EQUALIZED VALUE	7,564,256,700	8,037,470,160	6.26%
TAXABLE VALUE	5,662,442,784	5,892,100,398	4.06%

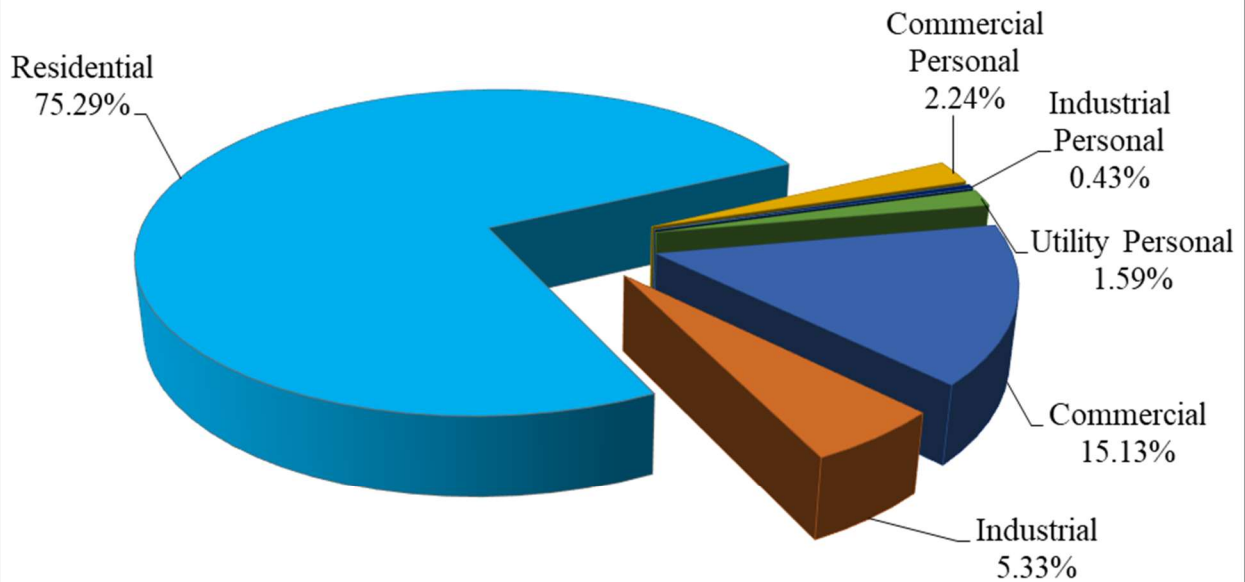
BROWNFIELD TOTALS

BROWNFIELD PARCELS (Included in Ad Valorem Totals)		
	2025	2026
STATE EQUALIZED VALUE	49,357,800	50,763,700
TAXABLE VALUE	44,564,659	45,400,236

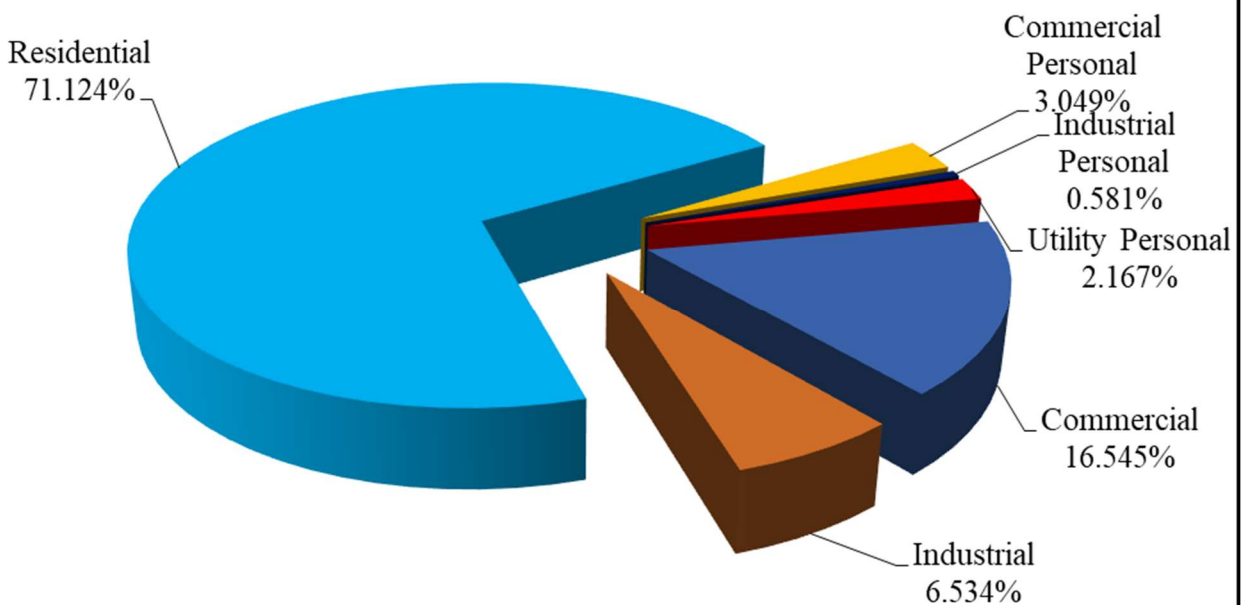
Brownfield Districts

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

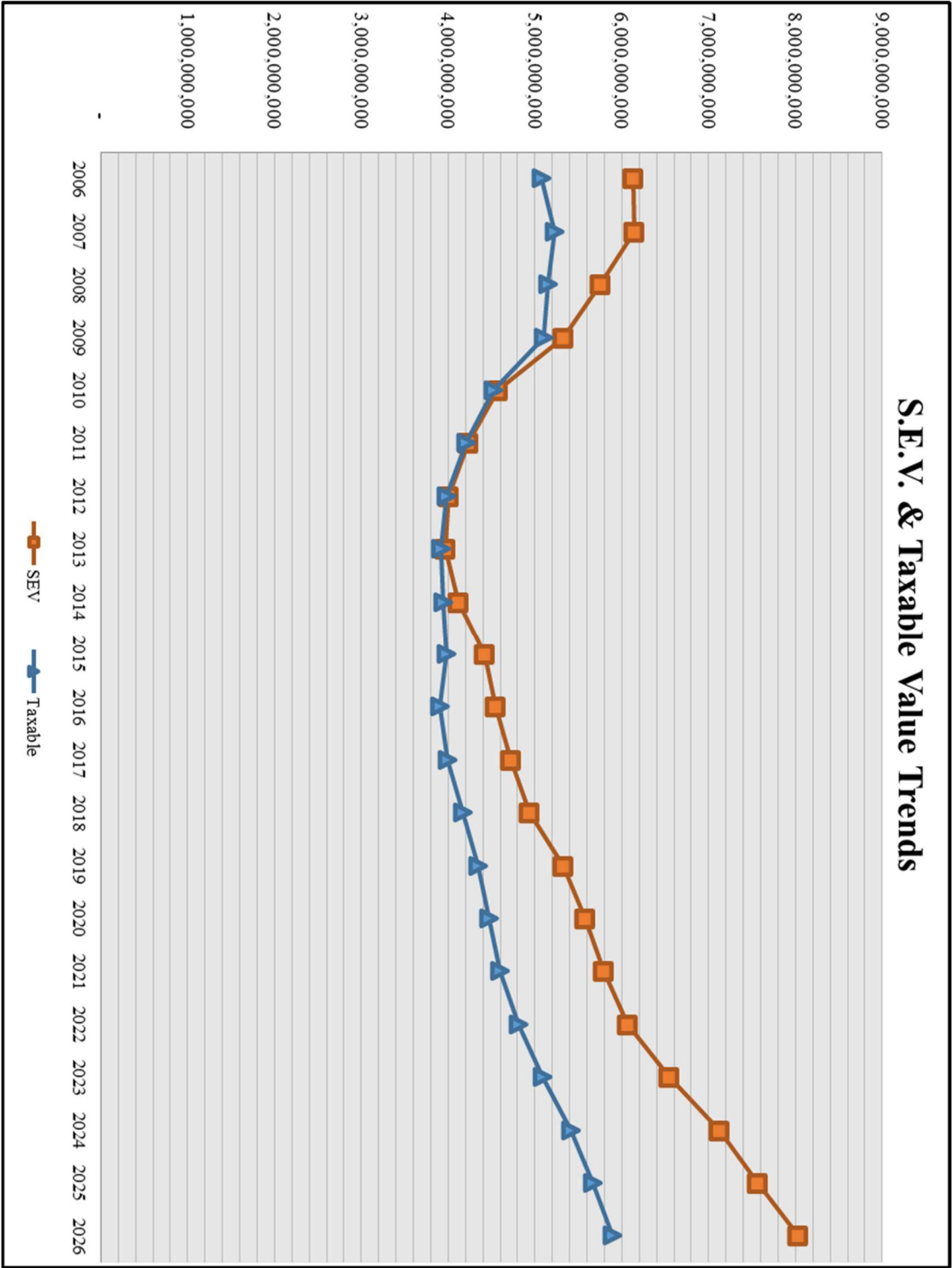
2026 State Equalized Value by Property Class



2026 Taxable Value by Property Class



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



2026 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 2026 is as follows:

1. The 12 monthly values for October 2023 through September 2024 are averaged.
2. The 12 monthly values for October 2024 through September 2025 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 2026 property taxes

2025 Calculations

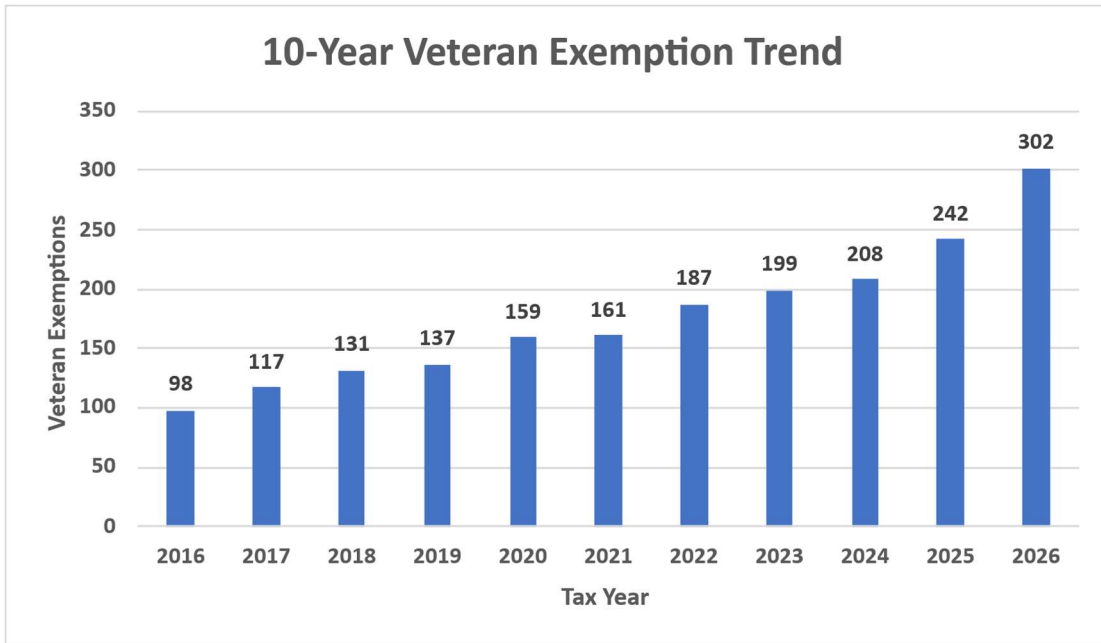
<u>FY 2023 - 2024</u>	
Oct-23	307.671
Nov-23	307.051
Dec-23	306.746
Jan-24	308.417
Feb-24	310.326
Mar-24	312.332
Apr-24	313.548
May-24	314.069
Jun-24	314.175
Jul-24	314.540
Aug-24	314.796
Sep-24	<u>315.301</u>
Average	311.581

<u>FY 2024 - 2025</u>	
Oct-24	315.664
Nov-24	315.493
Dec-24	315.605
Jan-25	317.671
Feb-25	319.082
Mar-25	319.799
Apr-25	320.795
May-25	321.465
Jun-25	322.561
Jul-25	323.048
Aug-25	323.976
Sep-25	<u>324.800</u>
Average	319.997

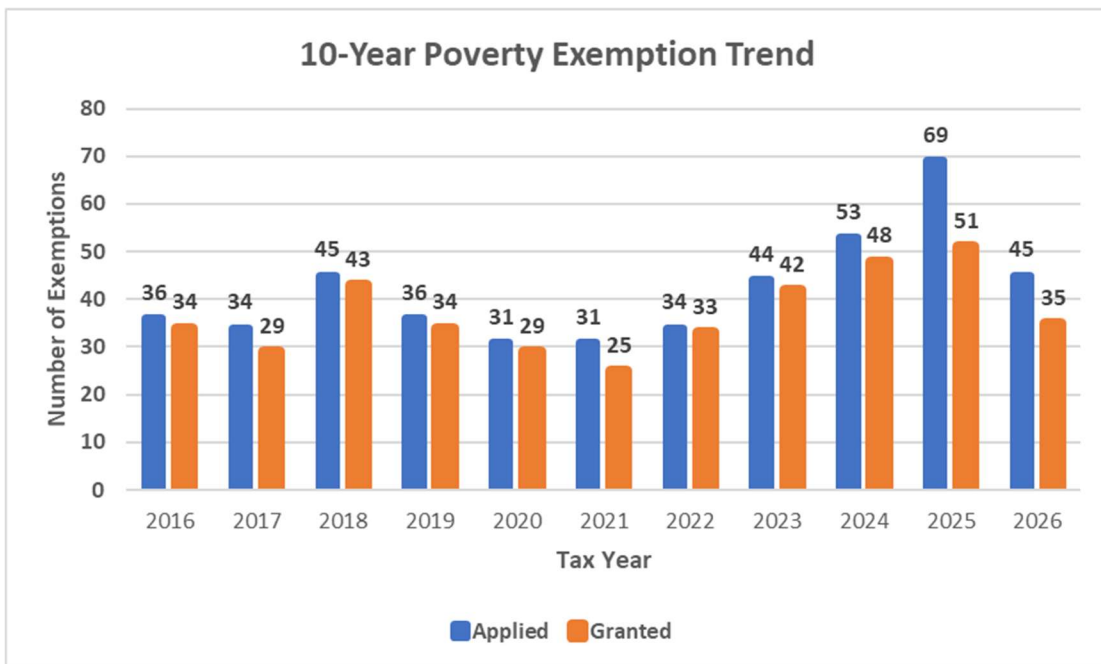
Ratio	1.027
% Change	2.7%

Exemption Loss Trends

*2026 Tax Years are as of conclusion of March Board of Review



- **37,986,354 Taxable Value Loss = \$520,922 City Tax Dollar Loss (2026)**



- **1,550,155 Taxable Value Loss = \$21,258 City Tax Dollar Loss (2026)**

**2026
TAXABLE VALUE
HOMESTEAD vs. NON-HOMESTEAD
RESIDENTIAL PROPERTIES**

**Total Residential Taxable Value:
4,190,691,370**

**Total Residential Parcel Count:
37,918**

**Livonia School District
Taxable Value: 3,972,182,855
Parcel Count: 34,999**

**Homestead Taxable Value:
3,737,542,674 / 94.09%
Parcel Count: 32,315**

**Non-Homestead Taxable Value:
234,640,181 / 5.91%
Parcel Count: 2,684**

**Clarenceville School District
Taxable Value: 218,508,515
Parcel Count: 2919**

**Homestead Taxable Value:
188,967,191 / 86.48%
Parcel Count: 2,418**

**Non-Homestead Taxable Value:
29,541,324 / 13.52%
Parcel Count: 501**

2026 RANGE OF RESIDENTIAL ASSESSMENTS				
ASSESSED VALUE RANGE	PARCEL COUNT	ASSESSED VALUE	AVG. IMPROVED ASSESSMENT	% OF TOTAL IMPROVED
1 - 37,500				
TOTAL IMPROVED	21	585,900	27,900	0.06%
VACANT	362	7,487,700		
TOTAL PARCEL COUNT	383	8,073,600		
37,510 - 50,000				
TOTAL IMPROVED	23	1,033,700	44,943	0.06%
VACANT	86	3,600,900		
TOTAL PARCEL COUNT	109	4,634,600		
50,010 - 62,500				
TOTAL IMPROVED	380	21,791,600	57,346	1.01%
VACANT	17	910,100		
TOTAL PARCEL COUNT	397	22,701,700		
62,510 - 75,000				
TOTAL IMPROVED	590	40,673,500	68,938	1.58%
VACANT	5	323,400		
TOTAL PARCEL COUNT	595	40,996,900		
75,010 - 100,000				
TOTAL IMPROVED	1954	173,281,200	88,680	5.22%
VACANT	4	343,600		
TOTAL PARCEL COUNT	1958	173,624,800		
100,010 - 125,000				
TOTAL IMPROVED	4501	518,445,900	115,185	12.02%
VACANT	0	0		
TOTAL PARCEL COUNT	4501	518,445,900		
125,010 - 150,000				
TOTAL IMPROVED	9902	1,362,960,000	137,645	26.45%
VACANT	1	138,100		
TOTAL PARCEL COUNT	9903	1,363,098,100		
150,010 - 200,000				
TOTAL IMPROVED	12658	2,175,239,300	171,847	33.81%
VACANT	0	0		
TOTAL PARCEL COUNT	12658	2,175,239,300		
200,010+				
TOTAL IMPROVED	7414	1,748,955,100	235,899	19.80%
VACANT	0	0		
TOTAL PARCEL COUNT	7414	1,748,955,100		
TOTAL IMPROVED PARCEL COUNT:			37,443	
AVG. IMPROVED RESIDENTIAL ASSESSED VALUE:			159,707	
AVG. IMPROVED RESIDENTIAL TAXABLE VALUE:			110,578	
ESTIMATED TRUE CASH VALUE:			2026: \$	319,414
			2025: \$	301,980
			2024: \$	283,140

2026
TOP 40 AD VALOREM STATE EQUALIZED VALUE

2026 RANK	UNIT NAME	UNIT TYPE	COUNTY	TOTAL AD VALOREM SEV	TOTAL COMM/IND SEV
1	Detroit	City	Wayne	18,119,111,608	7,293,529,300
2	Grand Rapids	City	Kent	12,590,395,000	3,656,134,000
3	Ann Arbor	City	Washtenaw	12,395,190,900	4,279,998,900
4	Troy	City	Oakland	10,026,428,690	2,770,751,020
5	Sterling Heights	City	Macomb	9,053,641,300	2,071,169,100
6	Canton	Township	Wayne	8,052,534,628	1,289,632,600
7	Livonia	City	Wayne	7,963,274,660	1,583,951,900
8	Warren	City	Macomb	7,502,881,750	2,062,397,981
9	Macomb	Township	Macomb	7,463,277,347	533,453,400
10	Bloomfield	Township	Oakland	7,428,909,790	494,420,300
11	Rochester Hills	City	Oakland	7,138,775,050	1,101,219,740
12	Shelby	Township	Macomb	7,083,966,900	1,370,430,400
13	Novi	City	Oakland	7,029,612,552	1,823,262,880
14	West Bloomfield	Township	Oakland	6,913,299,000	558,018,450
15	Farmington Hills	City	Oakland	6,787,644,666	1,659,632,260
16	Dearborn	City	Wayne	6,653,395,206	1,956,443,650
17	Clinton	Township	Macomb	6,274,667,000	1,735,857,600
18	Royal Oak	City	Oakland	5,517,146,460	978,136,120
19	Wyoming	City	Kent	5,026,174,200	1,746,043,300
20	Birmingham	Township	Oakland	4,985,076,750	806,699,900
21	Southfield	City	Oakland	4,944,649,580	1,811,147,020
22	Waterford	Township	Oakland	4,943,342,300	777,149,840
23	Kentwood	City	Kent	4,271,498,320	1,841,498,720
24	Commerce	Township	Oakland	4,247,848,121	560,311,940
25	Lansing	City	Ingham	4,221,072,188	1,415,135,570
26	Georgetown	Township	Ottawa	4,071,614,150	444,492,100
27	Northville	Township	Wayne	3,964,948,252	414,610,500
28	Westland	City	Wayne	3,873,921,000	805,932,400
29	Pittsfield	Township	Washtenaw	3,789,054,100	1,144,909,878
30	Portage	City	Kalamazoo	3,761,753,975	1,047,154,900
31	Orion	Township	Oakland	3,694,654,312	552,868,320
32	Saint Clair Shores	City	Macomb	3,634,031,750	422,739,600
33	Chesterfield	Township	Macomb	3,489,809,989	637,479,800
34	Independence	Township	Oakland	3,344,055,950	416,521,200
35	Midland	City	Midland	3,293,479,397	1,107,240,600
36	Cascade	Township	Kent	3,279,111,100	819,963,800
37	Plymouth	Township	Wayne	3,247,269,800	669,158,800
38	Holland	City	Ottawa	3,227,798,000	1,224,820,200
39	Kalamazoo	City	Kalamazoo	3,141,916,850	1,058,121,400
40	Meridian	Township	Ingham	3,141,741,700	656,018,000

2026 TOP 40 AD VALOREM TAXABLE VALUE

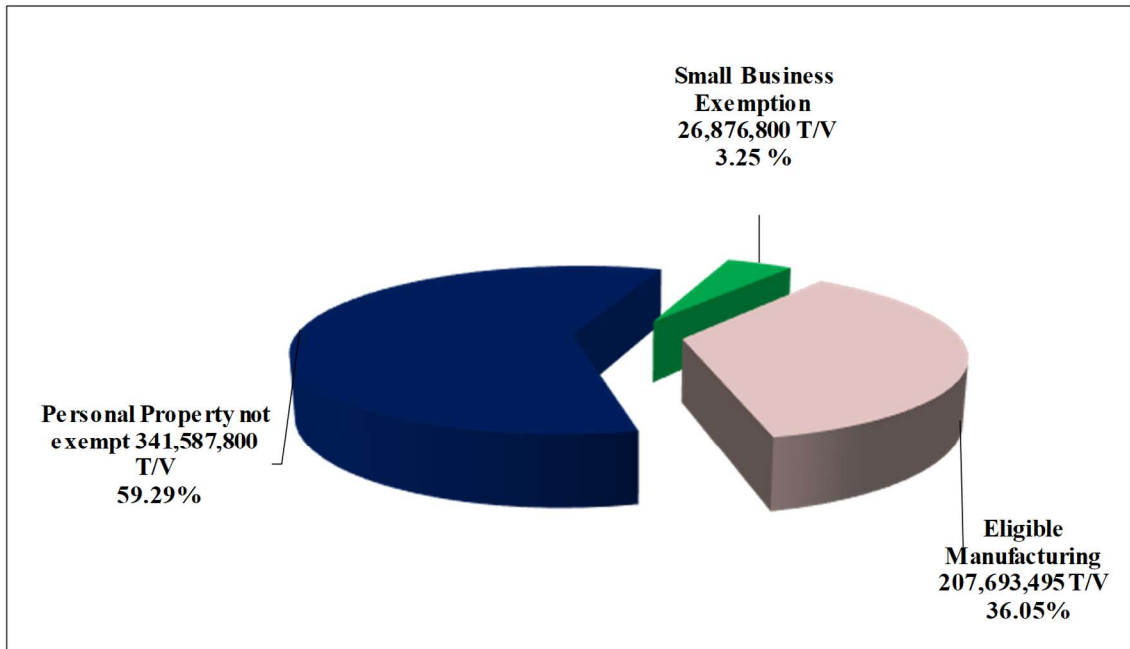
2026 RANK	UNIT NAME	UNIT TYPE	COUNTY	TOTAL AD VALOREM TV	TOTAL AD VALOREM SEV
1	Detroit	City	Wayne	9,834,400,140	18,119,111,608
2	Ann Arbor	City	Washtenaw	9,052,057,105	12,395,190,900
3	Grand Rapids	City	Kent	8,076,684,621	12,590,395,000
4	Troy	City	Oakland	7,270,919,530	10,026,428,690
5	Sterling Heights	City	Macomb	6,245,236,715	9,053,641,300
6	Canton	Township	Wayne	6,065,270,881	8,052,534,628
7	Livonia	City	Wayne	5,818,493,398	7,963,274,660
8	Bloomfield	Township	Oakland	5,689,511,730	7,428,909,790
9	Macomb	Township	Macomb	5,607,788,557	7,463,277,347
10	Novi	City	Oakland	5,469,906,810	7,029,612,552
11	West Bloomfield	Township	Oakland	5,337,873,409	6,913,299,000
12	Rochester Hills	City	Oakland	5,169,130,450	7,138,775,050
13	Shelby	Township	Macomb	5,166,788,716	7,083,966,900
14	Warren	City	Macomb	5,055,868,042	7,502,881,750
15	Farmington Hills	City	Oakland	4,902,672,625	6,787,644,666
16	Dearborn	City	Wayne	4,656,222,892	6,653,395,206
17	Clinton	Township	Macomb	4,294,544,276	6,274,667,000
18	Royal Oak	City	Oakland	4,286,717,340	5,517,146,460
19	Birmingham	City	Oakland	3,905,393,040	4,985,076,750
20	Waterford	Township	Oakland	3,415,641,615	4,943,342,300
21	Wyoming	Township	Kent	3,386,169,412	5,026,174,200
22	Southfield	City	Oakland	3,373,582,959	4,944,649,580
23	Commerce	Township	Oakland	3,180,446,577	4,247,848,121
24	Lansing	City	Ingham	3,148,668,963	4,221,072,188
25	Northville	Township	Wayne	3,132,839,507	3,964,948,252
26	Pittsfield	Township	Washtenaw	2,995,283,619	3,789,054,100
27	Kentwood	City	Kent	2,926,657,568	4,271,498,320
28	Georgetown	Township	Ottawa	2,855,152,865	4,071,614,150
29	Portage	City	Kalamazoo	2,853,874,587	3,761,753,975
30	Orion	Township	Oakland	2,750,650,822	3,694,654,312
31	Chesterfield	Township	Macomb	2,611,262,049	3,489,809,989
32	Westland	City	Wayne	2,556,319,833	3,873,921,000
33	Plymouth	Township	Wayne	2,529,477,953	3,247,269,800
34	Independence	Township	Oakland	2,520,261,158	3,344,055,950
35	Meridian	Township	Ingham	2,505,171,497	3,141,741,700
36	Midland	City	Midland	2,494,379,602	3,293,479,397
37	Cascade	Township	Kent	2,436,465,123	3,279,111,100
38	Saint Clair Shores	City	Macomb	2,395,282,148	3,634,031,750
39	Lyon	Township	Oakland	2,341,863,780	2,931,777,110
40	Auburn Hills	City	Oakland	2,303,551,270	2,833,545,800

2025 LARGEST IMPROVED RESIDENTIAL SALES				
ADDRESS	SALE DATE	SALE PRICE	SQ/FT	SUBDIVISION
32251 CAMBRIDGE	07/11/25	\$ 817,000	3,642	Nottingham Woods
30425 MUNGER	12/04/25	\$ 725,000	3,302	Gruda Condos
16693 BELL CREEK	07/25/25	\$ 705,000	2,002	Bell Creek Farms
14366 JOSEPHINE	06/09/25	\$ 685,000	2,895	Grand Reserve Condos
19400 NEWBURGH	10/17/25	\$ 650,000	2,115	Newburgh/7 Mile - New Build
18790 GARY	10/07/25	\$ 650,000	3,767	Carrington Estates
30542 GREENLAND	07/28/25	\$ 650,000	2,583	Bell Creek Estates
30415 WENTWORTH	02/05/25	\$ 646,000	2,960	Merriman Estates
18704 GARY	07/09/25	\$ 630,000	2,566	Carrington Estates
20678 CHESTNUT CIRCLE	11/21/25	\$ 625,000	3,163	Chestnut Grove Condos
16363 HUFF	07/25/25	\$ 625,000	2,314	Blue Grass Estates
17305 LAUREL	06/20/25	\$ 615,000	2,298	Sherwood Forest Estates
34444 FARGO	09/15/25	\$ 614,000	2,887	Maple Woods Site Condos
37174 FAIRFAX	05/30/25	\$ 613,000	2,437	Willow Woods
34570 NAVIN	06/30/25	\$ 610,000	2,909	Summer Creek
19060 LAUREL	10/27/25	\$ 610,000	2,840	7 Mile & Gill
30634 MUNGER	12/29/25	\$ 610,000	3,229	Willow Creek Estates
14456 HARRISON	06/19/25	\$ 608,030	2,542	Lyndon Park Condos
37754 ST MARTINS	06/18/25	\$ 605,000	2,710	Newburgh/7 Mile
35229 VARGO	08/13/25	\$ 604,000	2,744	Hidden Creek

2025 LARGEST IMPROVED COMMERCIAL SALES				
ADDRESS	SALE DATE	SALE PRICE	SQ/FT	USE
29270 MORLOCK	07/01/25	\$ 11,804,373	35,204	Nursing Home
14265 MIDDLEBELT	03/31/25	\$ 7,684,000	89,152	Nursing Home
16977 - 17001 NEWBURGH	12/23/25	\$ 6,900,000	19,274	Walgreens + Strip Mall
27428 SCHOOLCRAFT	07/30/25	\$ 4,750,000	4,974	Tim Hortons + Gas Station
17450 FOX	08/05/25	\$ 4,500,000	56,152	Town Place Suites
32235 INDUSTRIAL	12/23/25	\$ 4,250,000	44,464	Office/Warehouse
17100 LAUREL PARK	10/30/25	\$ 4,000,000	129,645	Marriott Hotel
13004 MIDDLEBELT	02/03/25	\$ 3,826,000	7,437	Portillo's
31628 GLENDALE & 33080 INDUSTRIAL	01/15/25	\$ 3,600,000	27,586	Office/Warehouse
29235 BUCKINGHAM	09/25/25	\$ 3,400,000	52,464	Wingate by Wyndham Hotel

2025 LARGEST IMPROVED INDUSTRIAL SALES				
ADDRESS	SALE DATE	SALE PRICE	SQ/FT	USE
36555 AMRHEIN	04/16/25	\$ 7,844,893	138,918	Office/Warehouse
35455 VERONICA	06/18/25	\$ 5,300,000	60,440	Office/Warehouse
13753 OTTERSON	04/09/25	\$ 1,400,000	11,388	Office/Warehouse
12400 MERRIMAN	11/12/25	\$ 1,115,000	10,380	Office/Warehouse
34430 ROSATI	09/23/25	\$ 1,000,000	8,052	Office/Warehouse

2026 **Calculation of Small Business and** **Eligible Manufacturing Personal Property** **Reimbursement**



	Personal Property		Lowest		Actual Amount	Amount
	Exemption Loss		Operating		Received	Received
	<u>Taxable Value</u>		<u>Millage</u>	<u>Estimated State</u>	<u>in February</u>	<u>in May</u>
				<u>Reimbursement</u>		
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	\$2,943,731.65	\$ 2,951,995.69
2026	234,570,295	x	0.0131680	\$3,088,822		

In 2026, there were 177 EMPP Exemptions granted and 2,786 Small Business Exemption claims granted.

2025 WAYNE COUNTY CITY MILLAGE RATES				
MUNICIPALITY	SCHOOL DISTRICT NAME	TOTAL CITY MILLAGE	HOMESTEAD RATE	NON- HOMESTEAD RATE
PLYMOUTH	PLYMOUTH-CANTON COMMUNITY	13.6964	40.9761	58.9761
LIVONIA	CLARENCEVILLE SCHOOL	13.7134	37.4524	55.2405
LIVONIA	LIVONIA PUBLIC SCHOOL	13.7134	41.2361	59.2361
NORTHVILLE	NORTHVILLE PUBLIC SCHOOL	14.9094	42.1693	60.1693
ROMULUS	ROMULUS COMMUNITY SCHOOL	15.6903	50.6896	67.4353
ROMULUS	WAYNE-WESTLAND COMMUNITY	15.6903	44.9077	62.9077
ROMULUS	WOODHAVEN SCHOOL DISTRICT	15.6903	47.4226	65.4226
GROSSE POINTE	GROSSE POINTE PUBLIC SCHOOL	16.8472	52.2962	66.7739
GROSSE POINTE SHORES VILLAGE	GROSSE POINTE PUBLIC SCHOOL	16.9803	52.4293	66.9070
GROSSE POINTE FARMS	GROSSE POINTE PUBLIC SCHOOL	17.2943	52.7433	67.2210
WESTLAND	GARDEN CITY SCHOOL DISTRICT	18.8715	49.8070	67.8070
WESTLAND	LIVONIA PUBLIC SCHOOL	18.8715	47.3773	65.3773
WESTLAND	ROMULUS COMMUNITY SCHOOL	18.8715	53.8708	70.6165
WESTLAND	TAYLOR SCHOOL DISTRICT	18.8715	43.4785	61.0952
WESTLAND	WAYNE-WESTLAND COMMUNITY	18.8715	48.0889	66.0889
GROSSE POINTE PARK	GROSSE POINTE PUBLIC SCHOOL	19.1171	54.5611	69.0438
ROCKWOOD	GIBRALTAR SCHOOL DISTRICT	19.4760	49.5771	67.5771
BELLEVILLE	VAN BUREN PUBLIC SCHOOL	19.7677	49.1341	67.1341
GROSSE POINTE WOODS	GROSSE POINTE PUBLIC SCHOOL	19.7908	55.2398	69.7175
FLATROCK	FLAT ROCK COMMUNITY	19.9824	53.9763	71.9763
FLATROCK	GIBRALTAR SCHOOL DISTRICT	19.9824	50.0835	68.0835
FLATROCK	WOODHAVEN-BROWNSTOWN	19.9824	50.7316	68.7316
GIBRALTAR	GIBRALTAR SCHOOL DISTRICT	20.1442	50.2453	68.2453
LINCOLN PARK	LINCOLN PARK PUBLIC SCHOOL	20.2826	52.7609	70.7609
RIVERVIEW	RIVERVIEW COMMUNITY	22.0048	51.0145	69.0145
DEARBORN HEIGHTS	CRESTWOOD SCHOOL DISTRICT	22.1704	52.4774	70.4774
DEARBORN HEIGHTS	DEARBORN CITY SCHOOL	22.1704	50.1408	65.9598
DEARBORN HEIGHTS	DEARBORN HGTS SCH DISTRICT	22.1704	52.7150	70.7150
DEARBORN HEIGHTS	TAYLOR SCHOOL DISTRICT	22.1704	46.7774	64.3941
DEARBORN HEIGHTS	WAYNE-WESTLAND COMMUNITY	22.1704	51.3878	69.3878
DEARBORN HEIGHTS	WESTWOOD COMMUNITY	22.1704	52.1816	70.1816
HAMTRAMCK	HAMTRAMCK PUBLIC SCHOOL	22.2587	49.9446	67.9446
WOODHAVEN	GIBRALTAR SCHOOL DISTRICT	22.6433	52.7444	70.7444
WOODHAVEN	WOODHAVEN-BROWNSTOWN	22.6433	53.3925	71.3925
WYANDOTTE	WYANDOTTE CITY SCHOOL	22.7500	53.1555	71.1555
DEARBORN	DEARBORN CITY SCHOOL	22.9000	50.8704	66.6894
DEARBORN	WESTWOOD COMMUNITY	22.9000	52.9112	70.9112
DETROIT	DETROIT CITY SCHOOL DISTRICT	23.8123	64.1844	82.1844
WAYNE	WAYNE-WESTLAND COMMUNITY	24.0832	53.3006	71.3006
ALLEN PARK	ALLEN PARK PUBLIC SCHOOLS	24.1151	59.8721	77.8721
ALLEN PARK	MELVINDALE/N ALLEN PARK	24.1151	47.8721	65.8721
ALLEN PARK	SOUTHGATE COMMUNITY	24.1151	55.5942	73.5942
GARDEN CITY	GARDEN CITY SCHOOL DISTRICT	24.1519	55.0874	73.0874
TAYLOR	TAYLOR SCHOOL DISTRICT	25.2332	49.8402	67.4569
SOUTHGATE	SOUTHGATE COMMUNITY	26.9476	58.4267	76.4267
TRENTON	RIVERVIEW COMMUNITY	27.5899	56.5996	74.5996
TRENTON	TRENTON PUBLIC SCHOOL	27.5899	60.7625	78.7625
INKSTER	ROMULUS COMMUNITY SCHOOL	27.7081	64.5310	81.2767
INKSTER	TAYLOR SCHOOL DISTRICT	27.7081	54.1387	71.7554
INKSTER	WAYNE-WESTLAND COMM SCH	27.7081	58.7491	76.7491
INKSTER	WESTWOOD COMMUNITY	27.7081	59.5429	77.5429
HIGHLAND PARK	HIGHLAND PARK CITY SCHOOL	41.8101	63.2210	79.2184
RIVER ROUGE	RIVER ROUGE CITY SCHOOL	42.4334	81.6904	96.5404
MELVINDALE	MELVINDALE/ ALLEN PARK	46.2892	70.0462	88.0462
HARPER WOODS	GROSSE POINTE PUBLIC	51.1776	86.6266	101.1043
HARPER WOODS	HARPER WOODS	51.1776	87.9346	105.9346
ECORSE	ECORSE PUBLIC SCHOOLS	54.3938	94.0872	111.4006
ECORSE	RIVER ROUGE CITY SCHOOLS	54.3938	93.6508	108.5008

**2025 WAYNE COUNTY
TOWNSHIP MILLAGE RATES**

MUNICIPALITY	SCHOOL DISTRICT NAME	TOTAL TWP MILLAGE	HOMESTEAD RATE	NON- HOMESTEAD RATE
PLYMOUTH TOWNSHIP	PLYMOUTH-CANTON COMM SCH	5.1248	32.4045	50.4045
SUMPTER TOWNSHIP	AIRPORT COMMUNITY SCHOOLS	5.2696	32.7630	50.7630
SUMPTER TOWNSHIP	HURON SCHOOL DISTRICT	5.2696	36.9189	54.9189
SUMPTER TOWNSHIP	LINCOLN CONS SCHOOL	5.2696	39.4457	57.4457
SUMPTER TOWNSHIP	VAN BUREN PUBLIC SCHOOLS	5.2696	34.6367	52.6367
VAN BUREN TOWNSHIP	LINCOLN CONSOLIDATED SCHOOLS	7.2720	41.4481	59.4481
VAN BUREN TOWNSHIP	VAN BUREN PUBLIC SCHOOLS	7.2720	36.6391	59.4481
NORTHVILLE TOWNSHIP	NORTHVILLE PUBLIC SCHOOLS	8.2473	35.5072	53.5072
NORTHVILLE TOWNSHIP	PLYMOUTH-CANTON COMM SCH	8.2473	35.1832	53.1832
HURON TOWNSHIP	FLAT ROCK COMMUNITY SCHOOLS	8.5963	42.5902	60.5902
HURON TOWNSHIP	HURON SCHOOL DISTRICT	8.5963	38.3702	56.3702
HURON TOWNSHIP	WOODHAVEN-BROWNSTOWN	8.5963	39.3455	57.3455
CANTON TOWNSHIP***	PLYMOUTH-CANTON COMM SCH	12.2721	39.5486	57.5486
CANTON TOWNSHIP***	VAN BUREN PUBLIC SCHOOLS	12.2721	41.9266	59.9266
CANTON TOWNSHIP***	WAYNE-WESTLAND COMM SCH	12.2721	41.1840	59.184
BROWNSTOWN TOWNSHIP*	GIBALTAR SCHOOL DISTRICT	13.9324	44.0335	62.0335
BROWNSTOWN TOWNSHIP*	TAYLOR SCHOOL DISTRICT	13.9324	37.5563	55.173
BROWNSTOWN TOWNSHIP*	WOODHAVEN-BROWNSTOWN	13.9324	44.6816	62.6816
GROSSE ILE TOWNSHIP	GROSSE ILE TOWNSHIP SCHOOLS	14.2508	44.1934	61.5843
REDFORD TOWNSHIP**	CLARENCEVILLE SCHOOL	24.1960	51.6959	69.484
REDFORD TOWNSHIP**	REDFORD UNION SCHOOL	24.1960	59.4808	76.6459
REDFORD TOWNSHIP**	SOUTH REDFORD SCHOOL	24.1960	60.6438	78.6438

* 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)

**2025 TOTAL TAX RATES
FOR CITIES WITHIN WAYNE COUNTY**

MUNICIPALITY	CODE	SCHOOL DISTRICT NAME	TOTAL HOMESTEAD	TOTAL NON-HOMESTEAD
LIVONIA	63090	CLARENCEVILLE SCHOOL	37.4524	55.2405
PLYMOUTH	82100	PLYMOUTH-CANTON COMMUNITY	40.9761	58.9761
LIVONIA	82095	LIVONIA PUBLIC SCHOOL	41.2361	59.2361
NORTHVILLE	82390	NORTHVILLE PUBLIC SCHOOL	42.1693	60.1693
WESTLAND	82150	TAYLOR SCHOOL DISTRICT	43.4785	61.0952
ROMULUS	82160	WAYNE-WESTLAND COMMUNITY	44.9077	62.9077
DEARBORN HEIGHTS	82150	TAYLOR SCHOOL DISTRICT	46.7774	64.3941
WESTLAND	82095	LIVONIA PUBLIC SCHOOL	47.3773	65.3773
ROMULUS	82365	WOODHAVEN SCHOOL DISTRICT	47.4226	65.4226
ALLEN PARK	82045	MELVINDALE/N ALLEN PARK	47.8721	65.8721
WESTLAND	82160	WAYNE-WESTLAND COMMUNITY	48.0889	66.0889
BELLEVILLE	82430	VAN BUREN PUBLIC SCHOOL	49.1341	67.1341
ROCKWOOD	82290	GIBALTAR SCHOOL DISTRICT	49.5771	67.5771
WESTLAND	82050	GARDEN CITY SCHOOL DISTRICT	49.8070	67.8070
TAYLOR	82150	TAYLOR SCHOOL DISTRICT	49.8402	67.4569
HAMTRAMCK	82060	HAMTRAMCK PUBLIC SCHOOL	49.9446	67.9446
FLATROCK	82290	GIBALTAR SCHOOL DISTRICT	50.0835	68.0835
DEARBORN HEIGHTS	82030	DEARBORN CITY SCHOOL	50.1408	65.9598
GIBALTAR	82290	GIBALTAR SCHOOL DISTRICT	50.2453	68.2453
ROMULUS	82130	ROMULUS COMMUNITY SCHOOL	50.6896	67.4353
FLATROCK	82365	WOODHAVEN-BROWNSTOWN	50.7316	68.7316
DEARBORN	82030	DEARBORN CITY SCHOOL	50.8704	66.6894
RIVERVIEW	82400	RIVERVIEW COMMUNITY	51.0145	69.0145
DEARBORN HEIGHTS	82160	WAYNE-WESTLAND COMMUNITY	51.3878	69.3878
DEARBORN HEIGHTS	82240	WESTWOOD COMMUNITY	52.1816	70.1816
GROSSE POINTE	82055	GROSSE POINTE PUBLIC SCHOOL	52.2962	66.7739
GROSSE POINTE SHORES VILLAGE	82055	GROSSE POINTE PUBLIC SCHOOL	52.4293	66.9070
DEARBORN HEIGHTS	82230	CRESTWOOD SCHOOL DISTRICT	52.4774	70.4774
DEARBORN HEIGHTS	82040	DEARBORN HGTS SCH DISTRICT	52.7150	70.7150
GROSSE POINTE FARMS	82055	GROSSE POINTE PUBLIC SCHOOL	52.7433	67.2210
WOODHAVEN	82290	GIBALTAR SCHOOL DISTRICT	52.7444	70.7444
LINCOLN PARK	82090	LINCOLN PARK PUBLIC SCHOOL	52.7609	70.7609
DEARBORN	82240	WESTWOOD COMMUNITY	52.9112	70.9112
WYANDOTTE	82170	WYANDOTTE CITY SCHOOL	53.1555	71.1555
WAYNE	82160	WAYNE-WESTLAND COMMUNITY	53.3006	71.3006
WOODHAVEN	82365	WOODHAVEN-BROWNSTOWN	53.3925	71.3925
WESTLAND	82130	ROMULUS COMMUNITY SCHOOL	53.8708	70.6165
FLATROCK	82180	FLAT ROCK COMMUNITY	53.9763	71.9763
INKSTER	82150	TAYLOR SCHOOL DISTRICT	54.1387	71.7554
GROSSE POINTE PARK	82055	GROSSE POINTE PUBLIC SCHOOL	54.5611	69.0438
GARDEN CITY	82050	GARDEN CITY SCHOOL DISTRICT	55.0874	73.0874
GROSSE POINTE WOODS	82055	GROSSE POINTE PUBLIC SCHOOL	55.2398	69.7175
ALLEN PARK	82405	SOUTHGATE COMMUNITY	55.5942	73.5942
TRENTON	82400	RIVERVIEW COMMUNITY	56.5996	74.5996
SOUTHGATE	82405	SOUTHGATE COMMUNITY	58.4267	76.4267
INKSTER	82160	WAYNE-WESTLAND COMM SCH	58.7491	76.7491
INKSTER	82240	WESTWOOD COMMUNITY	59.5429	77.5429
ALLEN PARK	82020	ALLEN PARK PUBLIC SCHOOLS	59.8721	77.8721
TRENTON	82155	TRENTON PUBLIC SCHOOL	60.7625	78.7625
HIGHLAND PARK	82070	HIGHLAND PARK CITY SCHOOL	63.2210	79.2184
DETROIT	82010	DETROIT CITY SCHOOL DISTRICT	64.1844	82.1844
INKSTER	82130	ROMULUS COMMUNITY SCHOOL	64.5310	81.2767
MELVINDALE	82045	MELVINDALE/ ALLEN PARK	70.0462	88.0462
RIVER ROUGE	82120	RIVER ROUGE CITY SCHOOL	81.6904	96.5404
HARPER WOODS	82055	GROSSE POINTE PUBLIC	86.6266	101.1043
HARPER WOODS	82320	HARPER WOODS	87.9346	105.9346
ECORSE	82120	RIVER ROUGE CITY SCHOOLS	93.6508	108.5008
ECORSE	82250	ECORSE PUBLIC SCHOOLS	94.0872	111.4006

2025 TOTAL TAX RATES FOR TOWNSHIPS WITHIN WAYNE COUNTY				
MUNICIPALITY	CODE	SCHOOL DISTRICT NAME	TOTAL HOMESTEAD	TOTAL NON-HOMESTEAD
PLYMOUTH TOWNSHIP	82100	PLYMOUTH-CANTON COMM SCH	32.4045	50.4045
SUMPTER TOWNSHIP	58020	AIRPORT COMMUNITY SCHOOLS	32.7630	50.7630
SUMPTER TOWNSHIP	82430	VAN BUREN PUBLIC SCHOOLS	34.6367	52.6367
NORTHVILLE TOWNSHIP	82100	PLYMOUTH-CANTON COMM SCH	35.1832	53.1832
NORTHVILLE TOWNSHIP	82390	NORTHVILLE PUBLIC SCHOOLS	35.5072	53.5072
VAN BUREN TOWNSHIP	82430	VAN BUREN PUBLIC SCHOOLS	36.6391	59.4481
SUMPTER TOWNSHIP	82340	HURON SCHOOL DISTRICT	36.9189	54.9189
BROWNSTOWN TOWNSHIP*	82150	TAYLOR SCHOOL DISTRICT	37.5563	55.1730
HURON TOWNSHIP	82340	HURON SCHOOL DISTRICT	38.3702	56.3702
HURON TOWNSHIP	82365	WOODHAVEN-BROWNSTOWN	39.3455	57.3455
SUMPTER TOWNSHIP	81070	LINCOLN CONS SCHOOL	39.4457	57.4457
CANTON TOWNSHIP***	82100	PLYMOUTH-CANTON COMM SCH	39.5486	57.5486
CANTON TOWNSHIP***	82160	WAYNE-WESTLAND COMM SCH	41.1840	59.1840
VAN BUREN TOWNSHIP	81070	LINCOLN CONSOLIDATED SCHOOLS	41.4481	59.4481
CANTON TOWNSHIP***	82430	VAN BUREN PUBLIC SCHOOLS	41.9266	59.9266
HURON TOWNSHIP	82180	FLAT ROCK COMMUNITY SCHOOLS	42.5902	60.5902
BROWNSTOWN TOWNSHIP*	82290	GIBALTAR SCHOOL DISTRICT	44.0335	62.0335
GROSSE ILE TOWNSHIP	82300	GROSSE ILE TOWNSHIP SCHOOLS	44.1934	61.5843
BROWNSTOWN TOWNSHIP*	82365	WOODHAVEN-BROWNSTOWN	44.6816	62.6816
REDFORD TOWNSHIP**	63090	CLARENCEVILLE SCHOOL	51.6959	69.484
REDFORD TOWNSHIP**	82110	REDFORD UNION SCHOOL	59.4808	76.6459
REDFORD TOWNSHIP**	82140	SOUTH REDFORD SCHOOL	60.6438	78.6438

* 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)

2026 CITY OF LIVONIA 25 LARGEST TAXPAYERS

	TAXABLE VALUE REAL	TAXABLE VALUE PERSONAL	TAXABLE VALUE TOTAL	TAXES AT VARIOUS 2025 MILLAGE RATES
DTE ELECTRIC CO.	1,647,083	62,796,300	64,443,383	\$ 3,807,899.11
CONSUMERS ENERGY CO.	4,000,479	58,343,300	62,343,779	\$ 3,650,039.80
ASHLEY CAPITAL **ACT 198	55,153,307 2,036,822		55,153,307 2,036,822 TOTAL 57,190,129	\$ 3,322,964.48 \$ 62,367.69 \$ 3,385,332.17
FORD MOTOR COMPANY **ACT 198	27,621,071	0 0	27,621,071 0 TOTAL 27,621,071	\$ 1,636,164.52 \$ - \$ 1,636,164.52
AMAZON **ACT 198	2,238,058 20,607,800	9,287,300 3,954,600	11,525,358 24,562,400 TOTAL 36,087,758	\$ 594,288.18 \$ 764,449.86 \$ 1,358,738.03
SCHOSTAK BROTHERS	20,102,958	257,900	20,360,858	\$ 1,220,722.93
FRIEDMAN REAL ESTATE GROUP	16,684,072		16,684,072	\$ 988,299.36
COLLEGE PARK-SCHOOLCRAFT	16,464,731		16,464,731	\$ 975,306.45
LIVONIA ESTATES LTD	16,684,072		16,684,072	\$ 898,487.96
DEMBS-ROTH INDUSTRIAL DEV	14,779,338		14,779,338	\$ 886,970.65
MILLENNIUM LIVONIA LLC - Retail/Restaurants	14,540,869		14,540,869	\$ 861,344.37
HAGGERTY GROUP - Retail & Appts.	13,622,517		13,622,517	\$ 806,944.78
RNDC-NWS LLC **ACT 198 Wine Distributor	1,613,100 16,821,000	7,677,300	1,613,100 24,498,300 TOTAL 26,111,400	\$ 98,779.95 \$ 683,310.33 \$ 782,090.28
AURORA LLC - Industrial Investment	12,571,620	66,300	12,637,920	\$ 771,902.09
COSTCO WHOLESALE	8,926,705	3,690,800	12,617,505	\$ 703,122.19
QUAKERTOWN CAMBRIDGE	11,839,350		11,839,350	\$ 701,316.92
WAL-MART	9,762,110	2,761,900	12,524,010	\$ 698,270.39
ALETHA B. PHIPPS - Senior Appts.	681,400	919,800	1,601,200	\$ 676,871.23
UNIVERSAL PROP SMC LIVONIA	10,855,612		10,855,612	\$ 643,044.12
ROUSH CORPORATION	9,844,719	819,700	10,664,419	\$ 630,714.90
T - MOBILE / SPRINT	0	12,129,900	12,129,900	\$ 608,203.06
PARAGON PROPERTIES IND DEV	9,979,161		9,979,161	\$ 594,622.71
INTERNATIONAL TRANSMISSION CO	575,371	8,725,900	9,301,271	\$ 546,749.37
NNN Reit LP - Retail & Restaurants	8,161,083		8,161,083	\$ 483,430.73
ARISTEO CONSTRUCTION	5,663,837	3,010,100	8,673,937	\$ 441,567.80
TOTALS:	333,478,245	174,441,100	507,919,345	\$ 28,758,155.93

2025 AD VALOREM CITY MILLAGE	13.7134	\$6,264,580
2025 ACT 198 CITY MILLAGE	6.8567	\$350,360
TOTAL ESTIMATED CITY TAX DOLLARS		\$6,614,941

**PLYMOUTH ROAD DEVELOPMENT AUTHORITY
(P.R.D.A)
2025 - 2026 RECAPTURE**

	<u>2025 Parcel Count</u>	<u>2025 Base Value</u>	<u>2026 Parcel Count</u>	<u>2026 Taxable Value</u>
Real Property	562	343,378,611	562	359,035,602
Personal Property	755	70,653,400	755	71,153,200
Act 198				
Real Property	5	25,550,407	5	25,602,150
Personal Property	12	5,192,100	12	4,672,000
Totals	1,305	444,774,518	1,305	460,462,952

**Amount of Captured Taxable Value for 2026:
15,688,434**