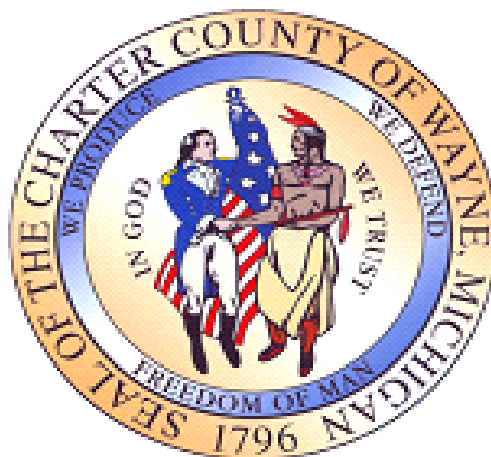


CHARTER COUNTY OF WAYNE 2016 EQUALIZATION REPORT

Prepared for the
Wayne County Commission

Prepared by the
Division of Assessment and Equalization
of the
Department of Management and Budget

Scott T. Vandemergel, MMAO (4), Director



Under the direction of
Warren C. Evans
Wayne County Executive





Warren C. Evans
Wayne County Executive

April 21, 2016

Chairman Gary Woronchak
Wayne County Commission
Guardian Building
500 Griswold Street, Seventh Floor
Detroit, Michigan 48226

Dear Chairman Woronchak:

State statute provides that county boards of commissioners are to meet on the Tuesday following the second Monday in April to “proceed to equalize the assessment rolls in the manner provided by law.” (MCL 211.5) Further, the Division of Assessment and Equalization of the Department of Management and Budget is charged with assisting the Wayne County Commission “in the matter of equalization of assessments.” (MCL 211.34)

The Assessment and Equalization Division reports that the assessment rolls of the various Wayne County cities and townships have been examined for the purpose of determining any adjustments that may be required for the county equalization of assessments as required by Section 34 of the General Property Tax Act.

The total recommended county equalized value for the County of Wayne for the 2016 assessment and tax year is **\$44,884,066,562**. This total represents an increase of **\$453,137,612**, or approximately **1.02%**, over the total county equalized valuation of \$44,430,928,950 for 2015.

Therefore, it is hereby recommended that the attached Form 3127 – *Certification of Recommended County Equalized Valuations by Equalization Director* and Form L-4024/608 – *Personal and Real Property Totals*, together assembled and comprising the *2016 Equalization Report*, be received, reviewed, and adopted by resolution of the Wayne County Commission as the 2016 County Equalized Valuations for the County of Wayne.

Respectfully submitted,

Scott T. Vandemergel

Scott T. Vandemergel, MMAO (4)
Director of Assessment and Equalization

DEPARTMENT OF MANAGEMENT AND BUDGET-ASSESSMENT AND EQUALIZATION DIVISION
400 MONROE, SUITE 600, DETROIT, MICHIGAN 48226 • (313) 224-2325 • Fax: (313) 224-4864

www.waynecounty.com



Certification of Recommended County Equalized Values by Equalization Director

This form is issued under the authority of MCL 211.148. Filing is mandatory

TO: State Tax Commission

FROM: Equalization Director of Wayne County

RE: State Assessor Certification of Preparer of the required Recommended County Equalized Valuations for Wayne County for the year 2016

The Recommended County Equalized Valuations for the above referenced county and year were prepared under my direct supervision and control in my role as Equalization Director.

I am certified as an assessor at the level required for the county by the Michigan Compiled Laws 211.10d and the rules of the State Tax Commission.

The State Tax Commission requires a Michigan Master Assessing Officer (4) assessor certification for this county.

I am certified as a Michigan Master Assessing Officer (4) by the State Tax Commission.

The following are the total recommended County Equalized valuations for each separately equalized class of property in Wayne County:

Agricultural	<u>27,293,400</u>	Timber-Cutover	<u>0</u>
Commercial	<u>8,104,952,217</u>	Developmental	<u>12,220,500</u>
Industrial	<u>3,029,834,880</u>	Total Real Property	<u>40,651,250,699</u>
Residential	<u>29,476,949,702</u>	Personal Property	<u>4,232,815,863</u>
		Total Real and Personal Property	<u>44,884,066,562</u>

Please mail this form to the address below within fifteen days of submission of the recommended County Equalized Valuations to the County Board of Commissioners.

Michigan Department of Treasury
Assessment and Certification Division
Local Assessment Review
P.O. Box 30790
Lansing, Michigan 48909

Signature of Equalization Director

Scott T. Vandemergel

Date

April 21, 2016

Personal and Real Property - TOTALS

L-4024

Wayne County

Statement of acreage and valuation in the year 2016 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed (Col. 1)	Total Real Property Valuations		Personal Property Valuations		Total Real Plus Personal Property	
		(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations
Brownstown	14,573.00	1,024,174,154	1,024,174,154	54,774,800	54,774,800	1,078,948,954	1,078,948,954
Canton	23,117.00	4,163,432,990	4,163,432,990	162,962,180	162,962,180	4,326,395,170	4,326,395,170
Grosse Isle	6,682.00	630,062,000	630,062,000	11,139,700	11,139,700	641,201,700	641,201,700
Huron	22,950.00	549,976,960	549,976,960	28,418,000	28,418,000	578,394,960	578,394,960
Northville	10,643.00	2,258,224,717	2,258,224,717	62,248,645	62,248,645	2,320,473,362	2,320,473,362
Plymouth	10,189.00	1,823,986,580	1,823,986,580	144,213,560	144,213,560	1,968,200,140	1,968,200,140
Redford	7,200.00	827,575,151	827,575,151	64,054,230	64,054,230	891,629,381	891,629,381
Sumpter	23,974.00	291,118,718	291,118,718	99,891,000	99,891,000	391,009,718	391,009,718
Van Buren	23,013.00	1,047,910,300	1,047,910,300	112,274,900	112,274,900	1,160,185,200	1,160,185,200
Allen Park	4,572.00	762,154,118	762,154,118	55,278,600	55,278,600	817,432,718	817,432,718
Belleville	744.00	95,179,300	95,179,300	4,695,200	4,695,200	99,874,500	99,874,500
Dearborn	15,664.00	3,019,318,375	3,019,318,375	378,152,200	378,152,200	3,397,470,575	3,397,470,575
Dearborn Heights	7,732.00	1,336,994,245	1,336,994,245	41,877,140	41,877,140	1,378,871,385	1,378,871,385
Detroit	89,350.00	5,433,314,429	5,433,314,429	1,518,530,153	1,518,530,153	6,951,844,582	6,951,844,582
Ecorse	1,754.00	86,911,362	86,911,362	28,952,500	28,952,500	115,863,862	115,863,862
Flat Rock	4,268.00	292,452,886	292,452,886	23,527,605	23,527,605	315,980,491	315,980,491
Garden City	3,757.00	548,602,218	548,602,218	26,003,050	26,003,050	574,605,268	574,605,268
Gibraltar	2,784.00	143,179,685	143,179,685	6,597,400	6,597,400	149,777,085	149,777,085
Grosse Pointe	845.00	394,040,600	394,040,600	7,151,000	7,151,000	401,191,600	401,191,600
Grosse Pointe Farms	2,042.00	832,384,938	832,213,124	11,708,800	11,708,800	844,093,738	843,921,924
Grosse Pointe Park	1,734.00	644,281,780	644,281,780	4,773,300	4,773,300	649,055,080	649,055,080
Grosse Pointe Woods	2,131.00	778,885,700	778,885,700	14,693,500	14,693,500	793,579,200	793,579,200
Hamtramck	1,338.00	170,564,145	170,564,145	27,158,290	27,158,290	197,722,435	197,722,435
Harper Woods	1,683.00	217,680,000	217,680,000	13,579,200	13,579,200	231,259,200	231,259,200
Highland Park	1,894.00	102,711,187	102,711,187	25,687,100	25,687,100	128,398,287	128,398,287
Inkster	4,019.00	185,260,530	185,260,530	18,254,600	18,254,600	203,515,130	203,515,130
Lincoln Park	3,795.00	509,616,616	509,616,616	30,521,000	30,521,000	540,137,616	540,137,616
Livonia	22,950.00	4,161,470,910	4,161,470,910	321,902,970	321,902,970	4,483,373,880	4,483,373,880
Melvindale	1,741.00	162,057,957	162,057,957	45,015,900	45,015,900	207,073,857	207,073,857

Township or City	Number of Acres Assessed (Col. 1) Acres Hundredths	Total Real Property Valuations			Personal Property Valuations			Total Real Plus Personal Property	
		(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations		
Northville	769.00	277,586,440	277,586,440	8,721,270	8,721,270	286,307,710	286,307,710		
Plymouth	1,427.00	615,427,704	615,427,704	18,703,050	18,703,050	634,130,754	634,130,754		
River Rouge	1,549.00	93,119,700	93,119,700	119,523,500	119,523,500	212,643,200	212,643,200		
Riverview	2,842.00	313,457,495	313,457,495	19,963,500	19,963,500	333,420,995	333,420,995		
Rockwood	1,728.00	78,537,281	78,537,281	4,335,100	4,335,100	82,872,381	82,872,381		
Southgate	4,378.00	691,909,123	691,909,123	37,714,900	37,714,900	729,624,023	729,624,023		
Trenton	4,704.00	578,873,800	578,873,800	105,084,700	105,084,700	683,958,500	683,958,500		
Wayne	3,846.00	318,152,000	318,152,000	39,301,510	39,301,510	357,453,510	357,453,510		
Woodhaven	4,192.00	460,387,350	460,387,350	66,879,700	66,879,700	527,267,050	527,267,050		
Wyandotte	3,546.00	565,128,400	565,128,400	22,797,700	22,797,700	587,926,100	587,926,100		
Westland	13,069.00	1,795,497,945	1,795,497,945	119,087,410	119,087,410	1,914,585,355	1,914,585,355		
Taylor	15,123.00	1,275,993,399	1,275,993,399	138,299,500	138,299,500	1,414,292,899	1,414,292,899		
Romulus	23,066.00	790,367,100	790,367,100	186,192,100	186,192,100	976,559,200	976,559,200		
Grosse Point Shores Village	1,101.00	303,462,225	303,462,225	2,175,400	2,175,400	305,637,625	305,637,625		
Totals for County	398,479.00	40,651,422,513	40,651,250,699	4,232,815,863	4,232,815,863	44,884,238,376	44,884,066,562		

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF WAYNE COUNTY

WE HEREBY CERTIFY that the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the provisions of sections 209.1 - 209.8, MCL. I further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 225 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State.

Dated 04/20/2016

Scott T. Vandenberg

Equalization Director

Paula

Clerk of the Board of Commissioners

Sanjivan

Chairperson of Board of Commissioners

Equalized Valuations - REAL

L-4024

Wayne County

Statement of acreage and valuation in the year 2016 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Real Property Equalized by County Board of Commissioners							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Brownstown	0	112,308,454	91,984,600	819,881,100	0	0	1,024,174,154
Canton	0	558,228,830	218,263,390	3,386,940,770	0	0	4,163,432,990
Gross Isle	1,270,600	18,168,900	389,000	610,233,500	0	0	630,062,000
Huron	6,822,700	46,209,700	26,910,900	470,033,660	0	0	549,976,960
Northville	0	193,607,400	37,744,000	2,026,873,317	0	0	2,258,224,717
Plymouth	0	163,823,050	238,083,290	1,422,080,240	0	0	1,823,986,580
Redford	0	116,775,300	80,941,300	629,858,551	0	0	827,575,151
Sumpter	11,860,700	17,308,400	14,123,300	247,826,318	0	0	291,118,718
Van Buren	6,111,900	182,228,500	178,688,100	680,881,800	0	0	1,047,910,300
Allen Park	0	136,864,600	57,851,400	567,438,118	0	0	762,154,118
Belleville	0	28,440,500	2,256,000	64,482,800	0	0	95,179,300
Dearborn	0	783,617,300	393,533,500	1,842,167,575	0	0	3,019,318,375
Dearborn Heights	0	148,146,300	14,849,200	1,173,998,745	0	0	1,336,994,245
Detroit	0	2,386,675,689	480,503,000	2,566,135,740	0	0	5,433,314,429
Ecorse	0	20,767,000	21,972,000	44,172,362	0	0	86,911,362
Flat Rock	0	48,099,900	45,998,500	198,354,486	0	0	292,452,886
Garden City	0	80,350,900	8,115,600	460,135,718	0	0	548,602,218
Gibraltar	0	13,988,800	11,557,900	117,632,985	0	0	143,179,685
Grosse Pointe	0	38,827,200	0	355,213,400	0	0	394,040,600
Grosse Pointe Farms	0	47,948,486	0	784,264,638	0	0	832,213,124
Grosse Pointe Park	0	14,075,100	0	630,206,680	0	0	644,281,780
Grosse Pointe Woods	0	75,239,500	115,500	703,530,700	0	0	778,885,700
Hamtramck	0	39,135,645	16,179,600	115,248,900	0	0	170,564,145
Harper Woods	0	53,911,000	96,700	163,672,300	0	0	217,680,000
Highland Park	0	40,339,287	25,839,100	36,532,800	0	0	102,711,187
Inkster	0	45,198,800	6,888,600	133,173,130	0	0	185,260,530
Lincoln Park	0	97,097,100	12,420,100	400,099,416	0	0	509,616,616
Livonia	0	762,948,320	223,272,150	3,175,250,440	0	0	4,161,470,910
Melvindale	0	28,466,100	40,209,400	93,382,457	0	0	162,057,957

Real Property Equalized by County Board of Commissioners						
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental
Northville	0	69,781,780	2,738,340	205,066,320	0	0
Plymouth	0	127,615,520	20,303,410	467,508,774	0	0
River Rouge	0	8,517,700	50,547,900	34,054,100	0	0
Riverview	0	50,277,800	15,241,500	247,938,195	0	0
Rockwood	1,227,500	8,460,900	6,354,800	62,494,081	0	0
Southgate	0	199,665,900	11,887,100	480,356,123	0	0
Trenton	0	64,014,800	49,239,300	465,619,700	0	0
Wayne	0	74,028,300	52,243,300	191,880,400	0	0
Woodhaven	0	119,037,100	48,033,500	293,316,750	0	0
Wyandotte	0	85,420,100	30,767,800	448,940,500	0	0
Westland	0	451,465,740	56,409,550	1,287,622,655	0	0
Taylor	0	347,533,316	169,460,550	758,999,533	0	0
Romulus	0	195,993,400	267,821,700	314,331,500	0	12,220,500
Grosse Point Shores Village	0	4,343,800	0	298,118,425	0	0
Total for County	27,293,400	8,104,952,217	3,029,834,880	29,476,949,702	0	12,220,500
						40,651,250,699

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF WAYNE COUNTY

WE HEREBY CERTIFY that the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the provisions of sections 209.1 - 209.8, MCL. I further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 225 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State.

Dated 04/20/2016

Scott T. Vandenberg

Equalization Director

Pamela

Clerk of the Board of Commissioners

Sam Womack

Chairperson of Board of Commissioners

Assessed Valuations - REAL

L-4024

Wayne County

Statement of acreage and valuation in the year 2016 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Real Property Assessed Valuations Approved by Boards of Review							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Brownstown	0	112,308,454	91,984,600	819,881,100	0	0	1,024,174,154
Canton	0	558,228,830	218,263,390	3,386,940,770	0	0	4,163,432,990
Gross Isle	1,270,600	18,168,900	389,000	610,233,500	0	0	630,062,000
Huron	6,822,700	46,209,700	26,910,900	470,033,660	0	0	549,976,960
Northville	0	193,607,400	37,744,000	2,026,873,317	0	0	2,258,224,717
Plymouth	0	163,823,050	238,083,290	1,422,080,240	0	0	1,823,986,580
Redford	0	116,775,300	80,941,300	629,858,551	0	0	827,575,151
Sumpter	11,860,700	17,308,400	14,123,300	247,826,318	0	0	291,118,718
Van Buren	6,111,900	182,228,500	178,688,100	680,881,800	0	0	1,047,910,300
Allen Park	0	136,864,600	57,851,400	567,438,118	0	0	762,154,118
Belleville	0	28,440,500	2,256,000	64,482,800	0	0	95,179,300
Dearborn	0	783,617,300	393,533,500	1,842,167,575	0	0	3,019,318,375
Dearborn Heights	0	148,146,300	14,849,200	1,173,998,745	0	0	1,336,994,245
Detroit	0	2,386,675,689	480,503,000	2,566,135,740	0	0	5,433,314,429
Ecorse	0	20,767,000	21,972,000	44,172,362	0	0	86,911,362
Flat Rock	0	48,099,900	45,998,500	198,354,486	0	0	292,452,886
Garden City	0	80,350,900	8,115,600	460,135,718	0	0	548,602,218
Gibraltar	0	13,988,800	11,557,900	117,632,985	0	0	143,179,685
Grosse Pointe	0	38,827,200	0	355,213,400	0	0	394,040,600
Grosse Pointe Farms	0	48,120,300	0	784,264,638	0	0	832,384,938
Grosse Pointe Park	0	14,075,100	0	630,206,680	0	0	644,281,780
Grosse Pointe Woods	0	75,239,500	115,500	703,530,700	0	0	778,885,700
Hamtramck	0	39,135,645	16,179,600	115,248,900	0	0	170,564,145
Harper Woods	0	53,911,000	96,700	163,672,300	0	0	217,680,000
Highland Park	0	40,339,287	25,839,100	36,532,800	0	0	102,711,187
Inkster	0	45,198,800	6,888,600	133,173,130	0	0	185,260,530
Lincoln Park	0	97,097,100	12,420,100	400,099,416	0	0	509,616,616
Livonia	0	762,948,320	223,272,150	3,175,250,440	0	0	4,161,470,910
Melvindale	0	28,466,100	40,209,400	93,382,457	0	0	162,057,957

Real Property Assessed Valuations Approved by Boards of Review							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Northville	0	69,781,780	2,738,340	206,066,320	0	0	277,586,440
Plymouth	0	127,615,520	20,303,410	467,508,774	0	0	615,427,704
River Rouge	0	8,517,700	50,547,900	34,054,100	0	0	93,119,700
Riverview	0	50,277,800	15,241,500	247,938,195	0	0	313,457,495
Rockwood	1,227,500	8,460,900	6,354,800	62,494,081	0	0	78,537,281
Southgate	0	199,665,900	11,887,100	480,356,123	0	0	691,909,123
Trenton	0	64,014,800	49,239,300	465,619,700	0	0	578,873,800
Wayne	0	74,028,300	52,243,300	191,880,400	0	0	318,152,000
Woodhaven	0	119,037,100	48,033,500	293,316,750	0	0	460,387,350
Wyandotte	0	85,420,100	30,767,800	448,940,500	0	0	565,128,400
Westland	0	451,465,740	56,409,550	1,287,622,655	0	0	1,795,497,945
Taylor	0	347,533,316	169,460,550	758,999,533	0	0	1,275,993,399
Romulus	0	195,993,400	267,821,700	314,331,500	0	12,220,500	790,367,100
Grosse Point Shores Village	0	4,343,800	0	299,118,425	0	0	303,462,225
Total for County	27,293,400	8,105,124,031	3,029,834,880	29,476,949,702	0	12,220,500	40,651,422,513

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF WAYNE COUNTY

WE HEREBY CERTIFY that the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the provisions of sections 209.1 – 209.8, MCL. I further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 225 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State.

Dated 04/20/2016

Scott T. Vandenberg

Equalization Director

Paula

Clerk of the Board of Commissioners

Sam Wainwright

Chairperson of Board of Commissioners