



2021 EQUALIZATION REPORT



Prepared by:

Macomb County Equalization Department
Kristen M. Sieloff, MMAO, ASA - Director

2021 MACOMB COUNTY EQUALIZATION REPORT

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MACOMB COUNTY BOARD OF COMMISSIONERS

District 1	Michelle Nard
District 2	Mai Xiong
District 3	Veronica Klinefelt **
District 4	Joseph V. Romano
District 5	Donald VanSyckel
District 6	Jeff Farrington
District 7	Don Brown, Chair
District 8	Phil Kraft
District 9	Antoinette Wallace
District 10	Barbara Zinner
District 11	Harold Haugh, Vice Chair
District 12	Julie Matuzak
District 13	Joe Sabatini *

* *Finance Committee Chair*

** *Finance Committee Vice Chair*

LOCAL UNITS OF GOVERNMENT

CITIES

Center Line
Eastpointe
Fraser
Memphis
Mount Clemens
New Baltimore
Richmond
Roseville
St. Clair Shores
Sterling Heights
Utica
Warren

Manager/Mayor

Dennis Champine, Manager
Elke Doom, Manager
Mark Thompson, Manager
Kurt Marter, Mayor
Laura Kropp, Mayor
John Dupray, Mayor
Jon Moore, Manager
Scott Adkins, Manager
Matthew Coppler, Manager
Mark D. Vanderpool, Manager
Gus Calandrino, Mayor
James R. Fouts, Mayor

Assessor

Thomas Monchak
Jeff Edwards
Debra Kopp
Jaime Barra
Darrin Kraatz
Emma Germain
Colleen Cargo
Brook Openshaw
Teri Socia
Marcia Magyar-Smith
Thomas Agrusa
Jennifer Czeiszperger

TOWNSHIPS

Armada
Bruce
Chesterfield
Clinton
Harrison
Grosse Pointe Shores
Lenox
Macomb
Ray
Richmond
Shelby
Washington

Supervisor

John W. Paterek
Mike Fillbrook
Daniel J. Acciavatti
Robert J. Cannon
Kenneth J. Verkest
Mark Wollenweber, Manager
Anthony Reeder, Jr.
Frank Viviano
Joe Jarzyna
Christopher DeVos
Richard Stathakis
Sebastian Previti

Assessor

Thomas Schlichting
Lisa Griffin
Kerry Beauvais
James Elrod
Debra Kopp
Eric Dunlap
Lisa Griffin
Daniel Hickey
Kelly Timm
Lisa Griffin
Matthew Schmidt
Patricia Rappuhn

VILLAGES

Armada
New Haven
Romeo-Bruce
Romeo-Washington

President

Marvin Wolak
Ann Pridemore
Christine Malzahn

Assessor

Thomas Schlichting
Lisa Griffin
Lisa Griffin
Patricia Rappuhn

Certification of RECOMMENDED COUNTY EQUALIZED VALUATIONS 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 Macomb County
RE: State Assessor Certification of Preparer of the required Recommended County Equalized Valuations for Macomb County for the year 2021

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 my total Recommended County Equalized Valuations for each separately equalized class of property in Macomb County.

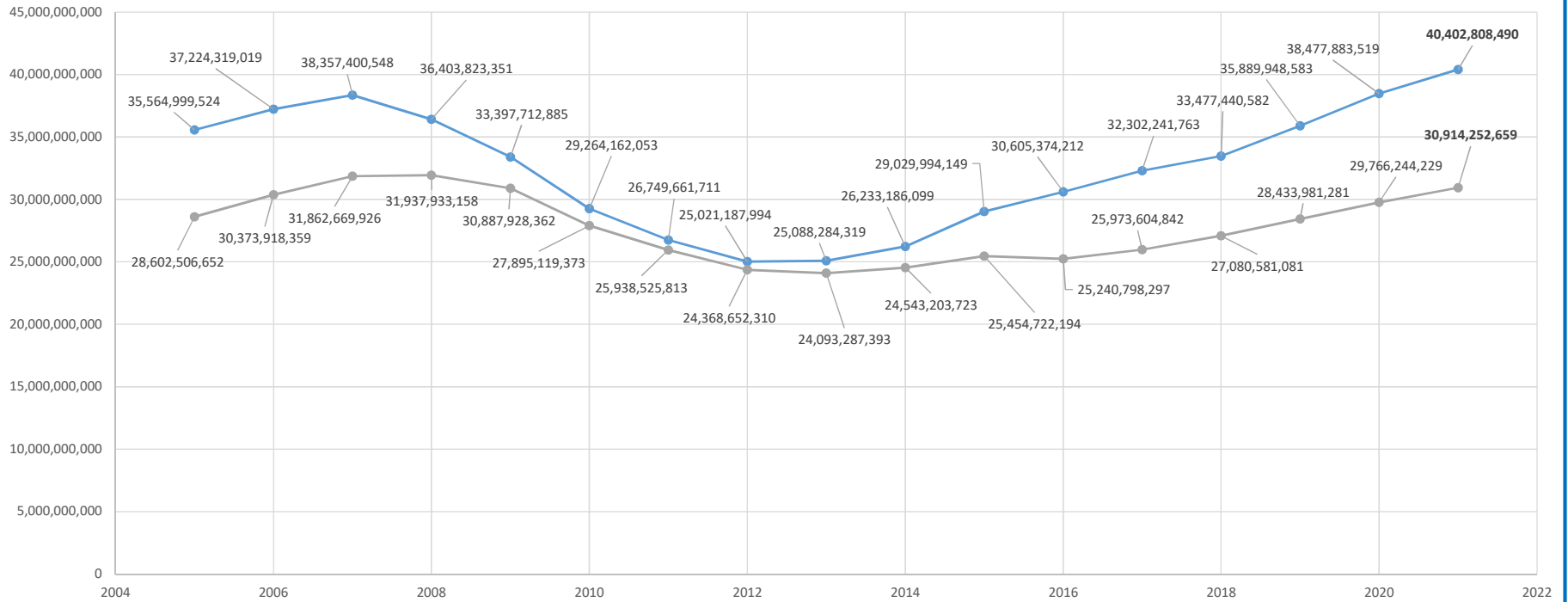
Agricultural	<u>212,592,100</u>	Timber-cutover	<u>0</u>
Commercial	<u>5,418,719,769</u>	Developmental	<u>0</u>
Industrial	<u>2,605,747,843</u>	Total Real Property	<u>38,463,388,829</u>
Residential	<u>30,226,329,117</u>	Total Personal Property	<u>1,939,419,661</u>
		Total Real and Personal Property	<u>40,402,808,490</u>

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

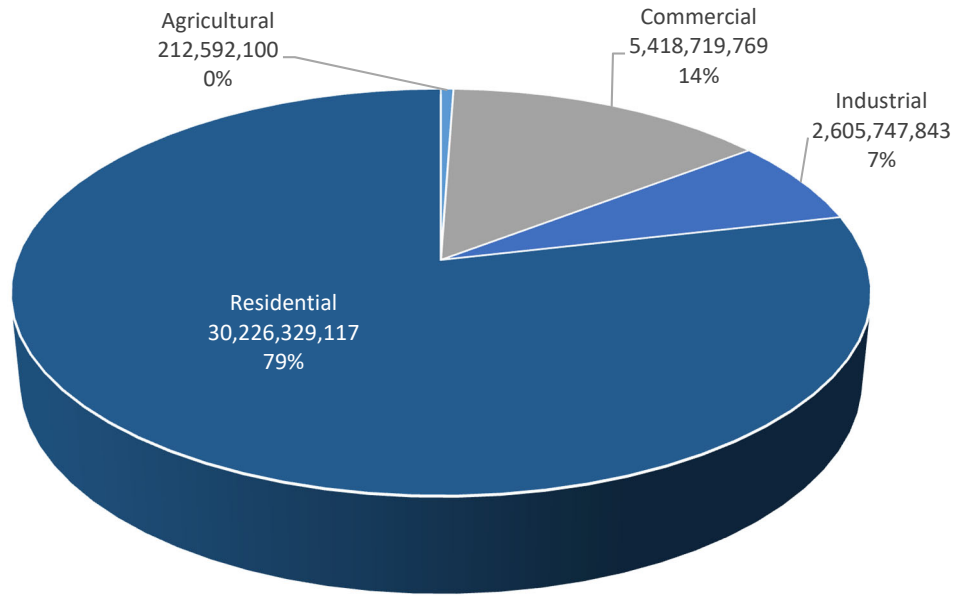
Assessment and Certification Division
Local Assessment Review
P.O. Box 30470
Lansing, Michigan 48909-7971

Signature of Equalization Director 	Date April 13, 2021
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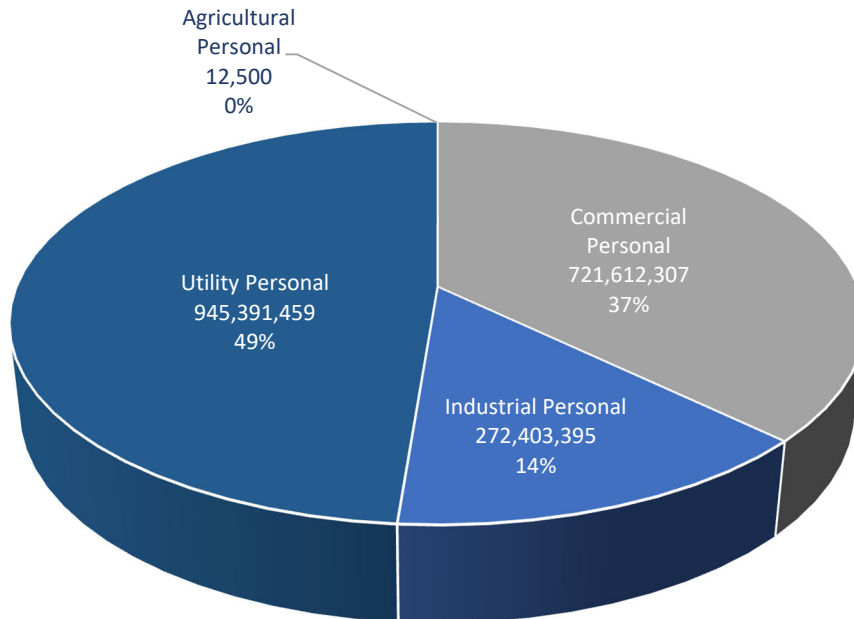
State Equalized Value vs. Taxable Value



Distribution of 2021 Equalized Value - Real Property



2021 Equalized Value - Personal Property Distribution



2021 RECOMMENDED COUNTY EQUALIZED VALUES (C.E.V.)

Government Unit	Real Agricultural			Real Commercial		
	Assessed Value	C.E.V	Factor to C.E.V.	Assessed	C.E.V.	Factor to C.E.V.
Cities						
Center Line				65,224,600	65,224,600	1.0000
Eastpointe				106,719,400	106,719,400	1.0000
Fraser				109,960,900	109,960,900	1.0000
Memphis				4,427,800	4,427,800	1.0000
Mt. Clemens				113,711,193	113,711,193	1.0000
New Baltimore				52,662,000	52,662,000	1.0000
Richmond				45,525,100	45,525,100	1.0000
Roseville				329,275,000	329,275,000	1.0000
St. Clair Shores				280,785,200	280,785,200	1.0000
Sterling Heights				986,545,500	986,545,500	1.0000
Utica				146,589,000	146,589,000	1.0000
Warren				690,400,420	690,400,420	1.0000
Total Cities				2,931,826,113	2,931,826,113	
Townships						
Armada	35,923,000	35,923,000	1.0000	13,885,300	13,885,300	1.0000
Bruce	21,021,600	21,021,600	1.0000	19,295,300	19,295,300	1.0000
Chesterfield	7,797,000	7,797,000	1.0000	268,788,700	268,788,700	1.0000
Clinton				835,580,500	835,580,500	1.0000
Harrison				117,650,500	117,650,500	1.0000
Grosse Pointe Shores						
Lenox	42,682,900	42,682,900	1.0000	63,683,900	63,683,900	1.0000
Macomb	11,766,100	11,766,100	1.0000	288,065,956	288,065,956	1.0000
Ray	40,077,800	40,077,800	1.0000	9,750,500	9,750,500	1.0000
Richmond	37,370,500	37,370,500	1.0000	6,293,800	6,293,800	1.0000
Shelby				704,820,400	704,820,400	1.0000
Washington	15,953,200	15,953,200	1.0000	159,078,800	159,078,800	1.0000
Total Townships	212,592,100	212,592,100		2,486,893,656	2,486,893,656	
Grand Total	212,592,100	212,592,100		5,418,719,769	5,418,719,769	

2021 RECOMMENDED COUNTY EQUALIZED VALUES (C.E.V.)

Government Unit	Real Industrial			Real Residential		
	Assessed Value	C.E.V.	Factor to C.E.V.	Assessed Value	C.E.V.	Factor to C.E.V.
Cities						
Center Line	22,181,300	22,181,300	1.0000	129,611,300	129,611,300	1.0000
Eastpointe	2,969,600	2,969,600	1.0000	590,457,759	590,457,759	1.0000
Fraser	90,932,000	90,932,000	1.0000	418,213,900	418,213,900	1.0000
Memphis	424,400	424,400	1.0000	18,665,000	18,665,000	1.0000
Mt. Clemens	42,114,000	42,114,000	1.0000	316,556,500	316,556,500	1.0000
New Baltimore	17,676,700	17,676,700	1.0000	486,958,650	486,958,650	1.0000
Richmond	7,077,400	7,077,400	1.0000	197,665,700	197,665,700	1.0000
Roseville	81,088,000	81,088,000	1.0000	883,812,226	883,812,226	1.0000
St. Clair Shores	12,142,800	12,142,800	1.0000	2,140,961,012	2,140,961,012	1.0000
Sterling Heights	584,491,600	584,491,600	1.0000	4,548,223,700	4,548,223,700	1.0000
Utica	2,531,200	2,531,200	1.0000	118,116,210	118,116,210	1.0000
Warren	791,097,440	791,097,440	1.0000	3,162,889,387	3,162,889,387	1.0000
Total Cities	1,654,726,440	1,654,726,440		13,012,131,344	13,012,131,344	
Townships						
Armada	17,251,700	17,251,700	1.0000	255,524,200	255,524,200	1.0000
Bruce	72,162,500	72,162,500	1.0000	547,359,800	547,359,800	1.0000
Chesterfield	175,390,300	175,390,300	1.0000	1,822,599,768	1,822,599,768	1.0000
Clinton	207,315,300	207,315,300	1.0000	2,844,133,200	2,844,133,200	1.0000
Harrison	40,417,500	40,417,500	1.0000	1,150,604,300	1,150,604,300	1.0000
Grosse Pointe Shores				15,808,600	15,808,600	1.0000
Lenox	23,778,600	23,778,600	1.0000	270,174,870	270,174,870	1.0000
Macomb	80,834,300	80,834,300	1.0000	4,459,428,200	4,459,428,200	1.0000
Ray	7,502,803	7,502,803	1.0000	235,363,535	235,363,535	1.0000
Richmond	2,047,300	2,047,300	1.0000	166,862,200	166,862,200	1.0000
Shelby	291,812,100	291,812,100	1.0000	3,777,003,300	3,777,003,300	1.0000
Washington	32,509,000	32,509,000	1.0000	1,669,335,800	1,669,335,800	1.0000
Total Townships	951,021,403	951,021,403		17,214,197,773	17,214,197,773	
Grand Total	2,605,747,843	2,605,747,843		30,226,329,117	30,226,329,117	

2021 RECOMMENDED COUNTY EQUALIZED VALUES (C.E.V.)

Government Unit	Real Developmental			Total Real Property	
	Assessed Value	C.E.V.	Factor to C.E.V.	Assessed Value	C.E.V.
Cities					
Center Line				217,017,200	217,017,200
Eastpointe				700,146,759	700,146,759
Fraser				619,106,800	619,106,800
Memphis				23,517,200	23,517,200
Mt. Clemens				472,381,693	472,381,693
New Baltimore				557,297,350	557,297,350
Richmond				250,268,200	250,268,200
Roseville				1,294,175,226	1,294,175,226
St. Clair Shores				2,433,889,012	2,433,889,012
Sterling Heights				6,119,260,800	6,119,260,800
Utica				267,236,410	267,236,410
Warren				4,644,387,247	4,644,387,247
Total Cities				17,598,683,897	17,598,683,897
Townships					
Armada				322,584,200	322,584,200
Bruce				659,839,200	659,839,200
Chesterfield				2,274,575,768	2,274,575,768
Clinton				3,887,029,000	3,887,029,000
Harrison				1,308,672,300	1,308,672,300
Grosse Pointe Shores				15,808,600	15,808,600
Lenox				400,320,270	400,320,270
Macomb				4,840,094,556	4,840,094,556
Ray				292,694,638	292,694,638
Richmond				212,573,800	212,573,800
Shelby				4,773,635,800	4,773,635,800
Washington				1,876,876,800	1,876,876,800
Total Townships				20,864,704,932	20,864,704,932
Grand Total				38,463,388,829	38,463,388,829

2021 RECOMMENDED COUNTY EQUALIZED VALUES (C.E.V.)

Government Unit	Personal Property			Total Real and Personal Property	
	Assessed Value	C.E.V.	Factor to C.E.V.	Assessed Value	C.E.V.
Cities					
Center Line	14,181,000	14,181,000	1.0000	231,198,200	231,198,200
Eastpointe	42,534,300	42,534,300	1.0000	742,681,059	742,681,059
Fraser	32,466,200	32,466,200	1.0000	651,573,000	651,573,000
Memphis	1,714,400	1,714,400	1.0000	25,231,600	25,231,600
Mt. Clemens	22,480,756	22,480,756	1.0000	494,862,449	494,862,449
New Baltimore	12,558,671	12,558,671	1.0000	569,856,021	569,856,021
Richmond	8,614,200	8,614,200	1.0000	258,882,400	258,882,400
Roseville	80,494,000	80,494,000	1.0000	1,374,669,226	1,374,669,226
St. Clair Shores	67,278,200	67,278,200	1.0000	2,501,167,212	2,501,167,212
Sterling Heights	308,300,400	308,300,400	1.0000	6,427,561,200	6,427,561,200
Utica	20,584,500	20,584,500	1.0000	287,820,910	287,820,910
Warren	411,930,164	411,930,164	1.0000	5,056,317,411	5,056,317,411
Total Cities	1,023,136,791	1,023,136,791		18,621,820,688	18,621,820,688
Townships					
Armada	108,177,800	108,177,800	1.0000	430,762,000	430,762,000
Bruce	47,240,400	47,240,400	1.0000	707,079,600	707,079,600
Chesterfield	78,329,100	78,329,100	1.0000	2,352,904,868	2,352,904,868
Clinton	145,709,100	145,709,100	1.0000	4,032,738,100	4,032,738,100
Harrison	23,530,700	23,530,700	1.0000	1,332,203,000	1,332,203,000
Grosse Pointe Shores	327,800	327,800	1.0000	16,136,400	16,136,400
Lenox	44,553,500	44,553,500	1.0000	444,873,770	444,873,770
Macomb	114,890,070	114,890,070	1.0000	4,954,984,626	4,954,984,626
Ray	29,123,600	29,123,600	1.0000	321,818,238	321,818,238
Richmond	35,363,400	35,363,400	1.0000	247,937,200	247,937,200
Shelby	182,852,900	182,852,900	1.0000	4,956,488,700	4,956,488,700
Washington	106,184,500	106,184,500	1.0000	1,983,061,300	1,983,061,300
Total Townships	916,282,870	916,282,870		21,780,987,802	21,780,987,802
Grand Total	1,939,419,661	1,939,419,661		40,402,808,490	40,402,808,490

CITY OF CENTER LINE - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	275	65,224,600	49.96%	130,560,030	65,224,600	1.0000
Industrial	37	22,181,300	49.78%	44,554,851	22,181,300	1.0000
Residential	2,442	129,611,300	49.75%	260,543,725	129,611,300	1.0000
Developmental						
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Real Property Totals	2,754	217,017,200	49.81%	435,658,607	217,017,200	
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Exempt	140					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	344	6,548,700	49.94%	13,113,135		
Industrial	15	1,946,600	50.00%	3,893,200		
Residential						
Utility	5	5,685,700	50.00%	11,371,264		
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Personal Property Totals	364	14,181,000	49.97%	28,377,599	14,181,000	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals						
	3,118	231,198,200		464,036,206	231,198,200	

CITY OF EASTPOINTE - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	748	106,719,400	49.50%	215,589,798	106,719,400	1.0000
Industrial	14	2,969,600	49.81%	5,962,347	2,969,600	1.0000
Residential	12,922	590,457,759	49.35%	1,196,400,876	590,457,759	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	13,684	700,146,759	49.38%	1,417,953,021	700,146,759	
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Exempt	158					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	897	10,295,200	49.96%	20,606,886		
Industrial	7	349,900	49.96%	700,360		
Residential						
Utility	6	31,889,200	50.00%	63,778,650		
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Personal Property Totals	910	42,534,300	49.99%	85,085,896	42,534,300	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	14,594	742,681,059		1,503,038,917	742,681,059	

CITY OF FRASER - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	311	109,960,900	49.87%	220,501,082	109,960,900	1.0000
Industrial	188	90,932,000	49.81%	182,567,329	90,932,000	1.0000
Residential	5,008	418,213,900	49.85%	838,870,642	418,213,900	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	5,507	619,106,800	49.85%	1,241,939,053	619,106,800	
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Exempt	94					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	663	13,072,300	49.58%	26,366,076		
Industrial	176	9,490,100	50.00%	18,980,200		
Residential						
Utility	3	9,903,800	50.00%	19,807,652		
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Personal Property Totals	842	32,466,200	49.83%	65,153,928	32,466,200	1.0000
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Combined Totals	6,349	651,573,000		1,307,092,981	651,573,000	

CITY OF MEMPHIS - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	38	4,427,800	49.92%	8,869,100	4,427,800	1.0000
Industrial	1	424,400	49.92%	850,169	424,400	1.0000
Residential	293	18,665,000	49.79%	37,489,808	18,665,000	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	332	23,517,200	49.81%	47,209,077	23,517,200	
<hr style="border-top: 1px dashed #000;"/>						
Exempt						
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	47	240,600	50.00%	481,200		
Industrial	1	1,030,600	50.00%	2,061,299		
Residential						
Utility	2	443,200	50.00%	886,354		
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Personal Property Totals	50	1,714,400	50.00%	3,428,853	1,714,400	1.0000
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Combined Totals						
	382	25,231,600		50,637,930	25,231,600	

CITY OF MOUNT CLEMENS - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	531	113,711,193	49.64%	229,077,570	113,711,193	1.0000
Industrial	109	42,114,000	49.78%	84,593,398	42,114,000	1.0000
Residential	5,353	316,556,500	49.81%	635,522,727	316,556,500	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	5,993	472,381,693	49.77%	949,193,695	472,381,693	
<hr style="border-top: 1px dashed #0056b3;"/>						
Exempt	242					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	955	11,497,156	49.94%	23,021,938		
Industrial	24	1,580,900	50.00%	3,161,800		
Residential						
Utility	4	9,402,700	50.00%	18,805,266		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	983	22,480,756	49.97%	44,989,004	22,480,756	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals						
	6,976	494,862,449		994,182,699	494,862,449	

CITY OF NEW BALTIMORE - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	167	52,662,000	49.64%	106,096,103	52,662,000	1.0000
Industrial	48	17,676,700	49.44%	35,751,931	17,676,700	1.0000
Residential	4,266	486,958,650	49.91%	975,597,443	486,958,650	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	4,481	557,297,350	49.87%	1,117,445,477	557,297,350	
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Exempt	118					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	412	5,263,700	49.44%	10,646,642		
Industrial	19	1,124,971	50.00%	2,249,942		
Residential						
Utility	2	6,170,000	50.00%	12,340,080		
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Personal Property Totals	433	12,558,671	49.76%	25,236,664	12,558,671	1.0000
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Combined Totals						
	4,914	569,856,021		1,142,682,141	569,856,021	

CITY OF RICHMOND - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	188	45,525,100	49.79%	91,437,070	45,525,100	1.0000
Industrial	17	7,077,400	49.77%	14,219,591	7,077,400	1.0000
Residential	2,101	197,665,700	49.47%	399,531,910	197,665,700	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	2,306	250,268,200	49.54%	505,188,571	250,268,200	
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Exempt	94					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	260	4,845,300	49.88%	9,713,913		
Industrial	6	445,100	50.00%	890,200		
Residential						
Utility	4	3,323,800	50.00%	6,647,676		
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Personal Property Totals	270	8,614,200	49.93%	17,251,789	8,614,200	1.0000
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Combined Totals						
	2,576	258,882,400		522,440,360	258,882,400	

CITY OF ROSEVILLE - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	966	329,275,000	49.42%	666,290,846	329,275,000	1.0000
Industrial	180	81,088,000	49.85%	162,650,564	81,088,000	1.0000
Residential	17,416	883,812,226	49.56%	1,783,242,528	883,812,226	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	18,562	1,294,175,226	49.54%	2,612,183,938	1,294,175,226	
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Exempt	296					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,408	42,992,300	49.96%	86,053,443		
Industrial	143	11,061,100	50.00%	22,122,200		
Residential						
Utility	6	26,440,600	50.00%	52,881,176		
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Personal Property Totals	1,557	80,494,000	49.98%	161,056,819	80,494,000	1.0000
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Combined Totals	20,119	1,374,669,226		2,773,240,757	1,374,669,226	

CITY OF ST. CLAIR SHORES - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,056	280,785,200	49.94%	562,231,344	280,785,200	1.0000
Industrial	43	12,142,800	49.98%	24,297,106	12,142,800	1.0000
Residential	26,039	2,140,961,012	49.88%	4,292,122,514	2,140,961,012	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	27,138	2,433,889,012	49.89%	4,878,650,964	2,433,889,012	
Exempt	260					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,443	25,480,000	50.00%	50,960,000		
Industrial	11	348,700	49.99%	697,540		
Residential						
Utility	8	41,449,500	50.00%	82,892,858		
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Personal Property Totals	1,462	67,278,200	50.00%	134,550,398	67,278,200	1.0000
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Combined Totals	28,600	2,501,167,212		5,013,201,362	2,501,167,212	

CITY OF STERLING HEIGHTS - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,149	986,545,500	49.93%	1,975,969,184	986,545,500	1.0000
Industrial	640	584,491,600	49.90%	1,171,217,481	584,491,600	1.0000
Residential	42,028	4,548,223,700	49.81%	9,132,047,397	4,548,223,700	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	43,817	6,119,260,800	49.83%	12,279,234,062	6,119,260,800	
Exempt	506					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	3,022	111,058,000	49.86%	222,739,672		
Industrial	411	88,451,800	49.97%	177,009,805		
Residential						
Utility	10	108,790,600	50.00%	217,580,646		
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Personal Property Totals	3,443	308,300,400	49.94%	617,330,123	308,300,400	1.0000
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Combined Totals	47,260	6,427,561,200		12,896,564,185	6,427,561,200	

CITY OF UTICA - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	234	146,589,000	49.18%	298,050,907	146,589,000	1.0000
Industrial	17	2,531,200	49.48%	5,115,497	2,531,200	1.0000
Residential	1,345	118,116,210	49.58%	238,231,835	118,116,210	1.0000
Developmental						
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Real Property Totals	1,596	267,236,410	49.36%	541,398,239	267,236,410	
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Exempt	138					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	416	14,037,700	50.00%	28,075,400		
Industrial	3	59,700	49.97%	119,461		
Residential						
Utility	4	6,487,100	50.00%	12,974,036		
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Personal Property Totals	423	20,584,500	50.00%	41,168,897	20,584,500	1.0000
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Combined Totals						
	2,019	287,820,910		582,567,136	287,820,910	

CITY OF WARREN - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,995	690,400,420	49.72%	1,388,635,288	690,400,420	1.0000
Industrial	1,549	791,097,440	49.97%	1,583,128,479	791,097,440	1.0000
Residential	50,891	3,162,889,387	49.46%	6,395,017,920	3,162,889,387	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	54,435	4,644,387,247	49.58%	9,366,781,687	4,644,387,247	
Exempt	2,672					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	3,987	217,282,681	49.85%	435,872,982		
Industrial	469	61,996,724	49.98%	124,043,066		
Residential						
Utility	24	132,650,759	50.00%	265,301,507		
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Personal Property Totals	4,480	411,930,164	49.92%	825,217,555	411,930,164	1.0000
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Combined Totals						
	58,915	5,056,317,411		10,191,999,242	5,056,317,411	

TOWNSHIP OF ARMADA - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	209	35,923,000	49.78%	72,164,533	35,923,000	1.0000
Commercial	77	13,885,300	49.88%	27,838,119	13,885,300	1.0000
Industrial	44	17,251,700	49.42%	34,908,680	17,251,700	1.0000
Residential	2,123	255,524,200	49.65%	514,620,654	255,524,200	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	2,453	322,584,200	49.66%	649,531,986	322,584,200	
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Exempt	84					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	146	2,143,800	49.64%	4,318,695		
Industrial	25	2,502,700	50.00%	5,005,400		
Residential						
Utility	12	103,531,300	50.00%	207,062,883		
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Personal Property Totals	183	108,177,800	49.99%	216,386,978	108,177,800	1.0000
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Combined Totals						
	2,636	430,762,000		865,918,964	430,762,000	

TOWNSHIP OF BRUCE - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	115	21,021,600	49.43%	42,524,919	21,021,600	1.0000
Commercial	83	19,295,300	49.59%	38,911,501	19,295,300	1.0000
Industrial	149	72,162,500	49.72%	145,128,713	72,162,500	1.0000
Residential	3,953	547,359,800	49.32%	1,109,869,888	547,359,800	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	4,300	659,839,200	49.37%	1,336,435,021	659,839,200	
Exempt	153					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	276	4,277,100	49.74%	8,598,915		
Industrial	79	3,496,500	49.99%	6,994,399		
Residential						
Utility	14	39,466,800	50.00%	78,933,231		
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Personal Property Totals	369	47,240,400	49.98%	94,526,545	47,240,400	1.0000
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Combined Totals	4,669	707,079,600		1,430,961,566	707,079,600	

TOWNSHIP OF CHESTERFIELD - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	75	7,797,000	49.40%	15,783,535	7,797,000	1.0000
Commercial	558	268,788,700	49.47%	543,286,394	268,788,700	1.0000
Industrial	335	175,390,300	49.88%	351,648,152	175,390,300	1.0000
Residential	16,510	1,822,599,768	49.94%	3,649,762,916	1,822,599,768	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	17,478	2,274,575,768	49.88%	4,560,480,997	2,274,575,768	
Exempt	589					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	958	37,581,900	50.00%	75,163,800		
Industrial	162	11,751,600	49.39%	23,793,480		
Residential						
Utility	13	28,995,600	50.00%	57,990,750		
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Personal Property Totals	1,133	78,329,100	49.91%	156,948,030	78,329,100	1.0000
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Combined Totals						
	18,611	2,352,904,868		4,717,429,027	2,352,904,868	

TOWNSHIP OF CLINTON - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,364	835,580,500	49.79%	1,678,235,373	835,580,500	1.0000
Industrial	485	207,315,300	49.78%	416,431,795	207,315,300	1.0000
Residential	30,850	2,844,133,200	49.58%	5,736,827,429	2,844,133,200	1.0000
Developmental						
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Real Property Totals	32,699	3,887,029,000	49.63%	7,831,494,597	3,887,029,000	
Exempt	1,240					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	3,038	75,964,000	49.96%	152,049,640		
Industrial	236	12,338,200	49.79%	24,780,477		
Residential						
Utility	14	57,406,900	50.00%	114,813,650		
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Personal Property Totals	3,288	145,709,100	49.96%	291,643,767	145,709,100	1.0000
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Combined Totals	35,987	4,032,738,100		8,123,138,364	4,032,738,100	

TOWNSHIP OF HARRISON - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	297	117,650,500	49.96%	235,509,139	117,650,500	1.0000
Industrial	124	40,417,500	49.79%	81,179,239	40,417,500	1.0000
Residential	11,077	1,150,604,300	49.46%	2,326,355,265	1,150,604,300	1.0000
Developmental						
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Real Property Totals	11,498	1,308,672,300	49.51%	2,643,043,643	1,308,672,300	
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Exempt	401					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	389	7,336,400	49.89%	14,705,152		
Industrial	46	2,104,600	49.84%	4,222,713		
Residential						
Utility	3	14,089,700	50.00%	28,179,272		
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Personal Property Totals	438	23,530,700	49.95%	47,107,137	23,530,700	1.0000
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Combined Totals						
	11,936	1,332,203,000		2,690,150,780	1,332,203,000	

VILLAGE OF GROSSE POINTE SHORES - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial						
Industrial						
Residential	44	15,808,600	49.70%	31,810,567	15,808,600	1.0000
Developmental						
<hr/>						
Real Property Totals	44	15,808,600	49.70%	31,810,567	15,808,600	
<hr/>						
Exempt						
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	8	49,600	50.00%	99,202		
Industrial						
Residential						
Utility	2	278,200	50.00%	556,347		
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Personal Property Totals	10	327,800	50.00%	655,549	327,800	0.9999
<hr/>						
Combined Totals	54	16,136,400		32,466,116	16,136,400	

TOWNSHIP OF LENOX - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	362	42,682,900	49.79%	85,717,935	42,682,900	1.0000
Commercial	188	63,683,900	49.83%	127,792,819	63,683,900	1.0000
Industrial	53	23,778,600	49.48%	48,060,068	23,778,600	1.0000
Residential	2,962	270,174,870	49.75%	543,045,609	270,174,870	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	3,565	400,320,270	49.75%	804,616,431	400,320,270	
Exempt	155					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural		0	50.00%	0		
Commercial	275	7,336,500	50.00%	14,673,000		
Industrial	18	9,411,000	49.67%	18,947,051		
Residential						
Utility	22	27,806,000	50.00%	55,612,068		
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Personal Property Totals	315	44,553,500	49.93%	89,232,119	44,553,500	1.0000
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Combined Totals						
	3,880	444,873,770		893,848,550	444,873,770	

TOWNSHIP OF MACOMB - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	42	11,766,100	49.91%	23,576,049	11,766,100	1.0000
Commercial	371	288,065,956	49.82%	578,170,427	288,065,956	1.0000
Industrial	147	80,834,300	49.79%	162,339,728	80,834,300	1.0000
Residential	30,821	4,459,428,200	49.52%	9,004,841,764	4,459,428,200	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	31,381	4,840,094,556	49.55%	9,768,927,968	4,840,094,556	
Exempt	418					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	927	34,039,570	50.00%	68,079,140		
Industrial	76	7,621,200	50.00%	15,242,400		
Residential						
Utility	21	73,229,300	50.00%	146,458,553		
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Personal Property Totals	1,024	114,890,070	50.00%	229,780,093	114,890,070	1.0000
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Combined Totals						
	32,405	4,954,984,626		9,998,708,061	4,954,984,626	

TOWNSHIP OF RAY - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	289	40,077,800	49.78%	80,503,507	40,077,800	1.0000
Commercial	124	9,750,500	49.71%	19,613,050	9,750,500	1.0000
Industrial	50	7,502,803	49.66%	15,109,111	7,502,803	1.0000
Residential	1,713	235,363,535	49.59%	474,578,089	235,363,535	1.0000
Developmental						
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Real Property Totals	2,176	292,694,638	49.63%	589,803,757	292,694,638	
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Exempt	176					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	1	12,500	50.00%	25,000		
Commercial	152	4,017,200	50.00%	8,034,400		
Industrial						
Residential						
Utility	24	25,093,900	50.00%	50,187,226		
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Personal Property Totals	177	29,123,600	50.00%	58,246,626	29,123,600	1.0000
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Combined Totals						
	2,353	321,818,238		648,050,383	321,818,238	

TOWNSHIP OF RICHMOND - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	321	37,370,500	49.44%	75,586,468	37,370,500	1.0000
Commercial	31	6,293,800	49.74%	12,652,895	6,293,800	1.0000
Industrial	23	2,047,300	49.58%	4,129,376	2,047,300	1.0000
Residential	1,486	166,862,200	49.96%	333,998,317	166,862,200	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	1,861	212,573,800	49.86%	426,367,056	212,573,800	
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Exempt	36					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	75	1,128,600	50.00%	2,257,200		
Industrial	4	71,300	49.98%	142,657		
Residential						
Utility	17	34,163,500	50.00%	68,326,677		
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Personal Property Totals	96	35,363,400	50.00%	70,726,534	35,363,400	1.0000
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Combined Totals						
	1,957	247,937,200		497,093,590	247,937,200	

TOWNSHIP OF SHELBY - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	987	704,820,400	49.61%	1,420,827,500	704,820,400	1.0000
Industrial	545	291,812,100	49.49%	589,679,429	291,812,100	1.0000
Residential	27,383	3,777,003,300	49.50%	7,629,980,957	3,777,003,300	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	28,915	4,773,635,800	49.52%	9,640,487,886	4,773,635,800	
Exempt	477					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	2,332	71,233,000	49.98%	142,523,009		
Industrial	183	16,634,300	49.95%	33,301,902		
Residential						
Utility	12	94,985,600	50.00%	189,971,295		
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Personal Property Totals	2,527	182,852,900	49.99%	365,796,206	182,852,900	1.0000
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Combined Totals	31,442	4,956,488,700		10,006,284,092	4,956,488,700	

TOWNSHIP OF WASHINGTON - Summary of 2021 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	83	15,953,200	49.94%	31,947,115	15,953,200	1.0000
Commercial	381	159,078,800	49.87%	318,976,888	159,078,800	1.0000
Industrial	97	32,509,000	49.91%	65,138,458	32,509,000	1.0000
Residential	10,469	1,669,335,800	49.94%	3,342,430,263	1,669,335,800	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	11,030	1,876,876,800	49.94%	3,758,492,724	1,876,876,800	
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Exempt	216					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	721	13,891,000	49.99%	27,787,557		
Industrial	37	28,585,800	50.00%	57,171,600		
Residential						
Utility	20	63,707,700	50.00%	127,415,471		
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Personal Property Totals	778	106,184,500	50.00%	212,374,628	106,184,500	1.0000
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Combined Totals						
	11,808	1,983,061,300		3,970,867,352	1,983,061,300	

ALL LOCAL UNITS - Summary of 2021 Valuations

Real Property								
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor	Average Assessed	Average True Cash
Agricultural	1,496	212,592,100	49.69%	427,804,061	212,592,100	1.0000	142,107	285,965
Commercial	12,119	5,418,719,769	49.74%	10,895,122,427	5,418,719,769	1.0000	447,126	899,012
Industrial	4,895	2,605,747,843	49.84%	5,228,661,492	2,605,747,843	1.0000	532,328	1,068,164
Residential	309,495	30,226,329,117	49.65%	60,882,741,043	30,226,329,117	1.0000	97,663	196,716
Developmental								
<hr style="border-top: 1px dashed #0056b3;"/>								
Real Property Totals	328,005	38,463,388,829		77,434,329,024	38,463,388,829			
Exempt	8,663							
Personal Property								
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor	Average Assessed	Average True Cash
Agricultural	1	12,500	50.00%	25,000	12,500		25,000	12,500
Commercial	23,151	721,612,307	49.91%	1,445,940,997	721,612,307		31,170	62,457
Industrial	2,151	272,403,395	49.93%	545,531,152	272,403,395		126,640	253,617
Residential								
Utility	252	945,391,459	50.00%	1,890,774,588	945,391,459		3,751,553	7,503,074
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Personal Property Totals	25,555	1,939,419,661	49.96%	3,882,271,737	1,939,419,661	1.0000		
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Combined Totals								
	353,560	40,402,808,490		81,316,600,761	40,402,808,490			

SUMMARY OF 2021 COUNTY EQUALIZED VALUATION CHANGES

Government Unit	REAL AGRICULTURAL C.E.V.				REAL COMMERCIAL C.E.V.			
	2020	2021	+/- from prev yr	% total County	2020	2021	+/- from prev yr	% total County
Cities								
Center Line					55,210,200	65,224,600	10,014,400	1.20%
Eastpointe					98,616,600	106,719,400	8,102,800	1.97%
Fraser					83,342,900	109,960,900	26,618,000	2.03%
Memphis					4,397,300	4,427,800	30,500	0.08%
Mt. Clemens					105,519,400	113,711,193	8,191,793	2.10%
New Baltimore					47,737,400	52,662,000	4,924,600	0.97%
Richmond					44,121,900	45,525,100	1,403,200	0.84%
Roseville					313,145,800	329,275,000	16,129,200	6.08%
St. Clair Shores					289,489,200	280,785,200	(8,704,000)	5.18%
Sterling Heights					1,004,399,916	986,545,500	(17,854,416)	18.21%
Utica					138,656,500	146,589,000	7,932,500	2.71%
Warren					695,570,595	690,400,420	(5,170,175)	12.74%
Total Cities					2,880,207,711	2,931,826,113	51,618,402	54.11%
Townships								
Armada	35,780,700	35,923,000	142,300	16.90%	13,100,800	13,885,300	784,500	0.26%
Bruce	20,285,700	21,021,600	735,900	9.89%	18,990,400	19,295,300	304,900	0.36%
Chesterfield	7,516,400	7,797,000	280,600	3.67%	258,749,100	268,788,700	10,039,600	4.96%
Clinton					829,910,400	835,580,500	5,670,100	15.42%
Harrison					116,457,800	117,650,500	1,192,700	2.17%
Grosse Pte Shores								
Lenox	42,870,300	42,682,900	(187,400)	20.08%	59,623,500	63,683,900	4,060,400	1.18%
Macomb	9,989,600	11,766,100	1,776,500	5.53%	273,363,500	288,065,956	14,702,456	5.32%
Ray	41,743,000	40,077,800	(1,665,200)	18.85%	9,848,000	9,750,500	(97,500)	0.18%
Richmond	37,266,000	37,370,500	104,500	17.58%	6,205,000	6,293,800	88,800	0.12%
Shelby	0				684,949,700	704,820,400	19,870,700	13.01%
Washington	16,395,500	15,953,200	(442,300)	7.50%	146,382,630	159,078,800	12,696,170	2.94%
Total Townships	211,847,200	212,592,100	744,900	100.00%	2,417,580,830	2,486,893,656	69,312,826	45.89%
Grand Total	211,847,200	212,592,100	744,900	100%	5,297,788,541	5,418,719,769	120,931,228	100%

SUMMARY OF 2021 COUNTY EQUALIZED VALUATION CHANGES

Government Unit	REAL INDUSTRIAL C.E.V.				REAL RESIDENTIAL C.E.V.			
	2020	2021	+/- from prev yr	% total County	2020	2021	+/- from prev yr	% total County
Cities								
Center Line	21,412,300	22,181,300	769,000	0.85%	119,297,900	129,611,300	10,313,400	0.43%
Eastpointe	2,869,400	2,969,600	100,200	0.11%	537,104,413	590,457,759	53,353,346	1.95%
Fraser	98,210,800	90,932,000	(7,278,800)	3.49%	398,402,800	418,213,900	19,811,100	1.38%
Memphis	402,300	424,400	22,100	0.02%	18,616,050	18,665,000	48,950	0.06%
Mt. Clemens	37,314,148	42,114,000	4,799,852	1.62%	296,384,387	316,556,500	20,172,113	1.05%
New Baltimore	17,080,800	17,676,700	595,900	0.68%	463,434,950	486,958,650	23,523,700	1.61%
Richmond	7,084,200	7,077,400	(6,800)	0.27%	183,651,100	197,665,700	14,014,600	0.65%
Roseville	73,369,800	81,088,000	7,718,200	3.11%	809,891,326	883,812,226	73,920,900	2.92%
St. Clair Shores	12,005,200	12,142,800	137,600	0.47%	2,020,569,200	2,140,961,012	120,391,812	7.08%
Sterling Heights	558,484,600	584,491,600	26,007,000	22.43%	4,328,672,800	4,548,223,700	219,550,900	15.05%
Utica	2,463,300	2,531,200	67,900	0.10%	116,230,060	118,116,210	1,886,150	0.39%
Warren	725,992,230	791,097,440	65,105,210	30.36%	2,946,749,019	3,162,889,387	216,140,368	10.46%
Total Cities	1,556,689,078	1,654,726,440	98,037,362	63.50%	12,239,004,005	13,012,131,344	773,127,339	43.05%
Townships								
Armada	17,380,818	17,251,700	(129,118)	0.66%	243,686,500	255,524,200	11,837,700	0.85%
Bruce	70,662,500	72,162,500	1,500,000	2.77%	523,999,212	547,359,800	23,360,588	1.81%
Chesterfield	170,672,600	175,390,300	4,717,700	6.73%	1,736,075,138	1,822,599,768	86,524,630	6.03%
Clinton	189,614,000	207,315,300	17,701,300	7.96%	2,717,043,500	2,844,133,200	127,089,700	9.41%
Harrison	38,460,230	40,417,500	1,957,270	1.55%	1,081,738,770	1,150,604,300	68,865,530	3.81%
Grosse Pte Shores					15,533,100	15,808,600	275,500	0.05%
Lenox	22,482,500	23,778,600	1,296,100	0.91%	247,922,900	270,174,870	22,251,970	0.89%
Macomb	79,931,700	80,834,300	902,600	3.10%	4,272,017,934	4,459,428,200	187,410,266	14.75%
Ray	6,316,300	7,502,803	1,186,503	0.29%	216,532,850	235,363,535	18,830,685	0.78%
Richmond	2,052,300	2,047,300	(5,000)	0.08%	164,199,500	166,862,200	2,662,700	0.55%
Shelby	269,878,700	291,812,100	21,933,400	11.20%	3,610,876,050	3,777,003,300	166,127,250	12.50%
Washington	32,367,300	32,509,000	141,700	1.25%	1,594,603,800	1,669,335,800	74,732,000	5.52%
Total Townships	899,818,948	951,021,403	51,202,455	36.50%	16,424,229,254	17,214,197,773	789,968,519	56.95%
Grand Total	2,456,508,026	2,605,747,843	149,239,817	100%	28,663,233,259	30,226,329,117	1,563,095,858	100%

SUMMARY OF 2021 COUNTY EQUALIZED VALUATION CHANGES

Government Unit	REAL DEVELOPMENTAL C.E.V.				ALL PERSONAL PROPERTY C.E.V.			
	2020	2021	+/- from prev yr	% total County	2020	2021	+/- from prev yr	% total County
Cities								
Center Line					14,510,000	14,181,000	(329,000)	0.73%
Eastpointe					41,813,400	42,534,300	720,900	2.19%
Fraser					31,731,500	32,466,200	734,700	1.67%
Memphis					1,822,100	1,714,400	(107,700)	0.09%
Mt. Clemens					23,051,700	22,480,756	(570,944)	1.16%
New Baltimore					12,376,080	12,558,671	182,591	0.65%
Richmond					8,910,200	8,614,200	(296,000)	0.44%
Roseville					76,928,500	80,494,000	3,565,500	4.15%
St. Clair Shores					65,393,300	67,278,200	1,884,900	3.47%
Sterling Heights					267,400,500	308,300,400	40,899,900	15.90%
Utica					20,498,400	20,584,500	86,100	1.06%
Warren					380,012,060	411,930,164	31,918,104	21.24%
Total Cities					944,447,740	1,023,136,791	78,689,051	52.75%
Townships								
Armada					109,012,400	108,177,800	(834,600)	5.58%
Bruce					48,927,200	47,240,400	(1,686,800)	2.44%
Chesterfield					81,747,300	78,329,100	(3,418,200)	4.04%
Clinton					144,870,200	145,709,100	838,900	7.51%
Harrison					22,109,183	23,530,700	1,421,517	1.21%
Grosse Pte Shores					326,700	327,800	1,100	0.02%
Lenox					41,788,500	44,553,500	2,765,000	2.30%
Macomb	-	-	-	-	113,924,570	114,890,070	965,500	5.92%
Ray					22,132,700	29,123,600	6,990,900	1.50%
Richmond					34,907,100	35,363,400	456,300	1.82%
Shelby					178,478,500	182,852,900	4,374,400	9.43%
Washington					105,834,400	106,184,500	350,100	5.48%
Total Townships	-	-	-	-	904,058,753	916,282,870	12,224,117	47.25%
Grand Total	-	-	-	-	1,848,506,493	1,939,419,661	90,913,168	100%

SUMMARY OF 2021 COUNTY EQUALIZED VALUATION CHANGES

Government Unit	TOTAL REAL AND PERSONAL C.E.V.			
	2020	2021	+/- from prev yr	% of Total C.E.V.
Cities				
Center Line	210,430,400	231,198,200	20,767,800	0.57%
Eastpointe	680,403,813	742,681,059	62,277,246	1.84%
Fraser	611,688,000	651,573,000	39,885,000	1.61%
Memphis	25,237,750	25,231,600	(6,150)	0.06%
Mt. Clemens	462,269,635	494,862,449	32,592,814	1.22%
New Baltimore	540,629,230	569,856,021	29,226,791	1.41%
Richmond	243,767,400	258,882,400	15,115,000	0.64%
Roseville	1,273,335,426	1,374,669,226	101,333,800	3.40%
St. Clair Shores	2,387,456,900	2,501,167,212	113,710,312	6.19%
Sterling Heights	6,158,957,816	6,427,561,200	268,603,384	15.91%
Utica	277,848,260	287,820,910	9,972,650	0.71%
Warren	4,748,323,904	5,056,317,411	307,993,507	12.51%
Total Cities	17,620,348,534	18,621,820,688	1,001,472,154	46.09%
Townships				
Armada	418,961,218	430,762,000	11,800,782	1.07%
Bruce	682,865,012	707,079,600	24,214,588	1.75%
Chesterfield	2,254,760,538	2,352,904,868	98,144,330	5.82%
Clinton	3,881,438,100	4,032,738,100	151,300,000	9.98%
Harrison	1,258,765,983	1,332,203,000	73,437,017	3.30%
Grosse Pte Shores	15,859,800	16,136,400	276,600	0.04%
Lenox	414,687,700	444,873,770	30,186,070	1.10%
Macomb	4,749,227,304	4,954,984,626	205,757,322	12.26%
Ray	296,572,850	321,818,238	25,245,388	0.80%
Richmond	244,629,900	247,937,200	3,307,300	0.61%
Shelby	4,744,182,950	4,956,488,700	212,305,750	12.27%
Washington	1,895,583,630	1,983,061,300	87,477,670	4.91%
Total Townships	20,857,534,985	21,780,987,802	923,452,817	53.91%
Grand Total	38,477,883,519	40,402,808,490	1,924,924,971	100%

SUMMARY OF 2021 COUNTY EQUALIZED VALUATION CHANGES

County Equalized Value:		
2020	38,477,883,519	
Market Increase/Decrease from previous year:		
	4.00%	
Indicated New Value/Loss in Value from previous year:		
	1.00%	
County Equalized Value:		
2021	40,402,808,490	
Total Change in Assessed Value from previous year:		
	1,924,924,971	
Overall Assessment Change %		
	5.00%	

TAXABLE VALUE BY CITY / TOWNSHIP - REZ's and PILT's

Government Unit	RENAISSANCE ENTERPRISE ZONE (REZ)			PAYMENT IN LIEU OF TAXES (PILT)		
	Ad Valorem Value	Value w/o REZ	REZ VALUE	4028 Taxable	PILT VALUE	% Difference
Cities						
Center Line	165,578,652	165,578,652		164,170,108	1,408,544	0.85%
Eastpointe	527,110,828	527,110,828		527,110,828		
Fraser	490,629,662	490,629,662		490,629,662		
Memphis	20,268,582	20,268,582		20,268,582		
Mt. Clemens	357,535,753	357,535,753		357,535,753		
New Baltimore	447,075,655	447,075,655		447,075,655		
Richmond	202,402,785	202,402,785		202,402,785		
Roseville	1,002,892,213	1,002,892,213		1,002,892,213		
St. Clair Shores	1,747,600,050	1,747,600,050		1,747,600,050		
Sterling Heights	4,766,488,246	4,766,488,246		4,763,776,696	2,711,550	0.06%
Utica	221,727,290	221,727,290		221,727,290		
Warren	3,798,181,308	3,798,181,308	-	3,791,266,318	6,914,990	0.18%
Total Cities	13,747,491,024	13,747,491,024	-	13,736,455,940	11,035,084	0.08%
Townships						
Armada	345,890,837	345,890,837		345,890,837		
Bruce	540,329,405	540,306,282	23,123	540,306,282		
Chesterfield	1,863,787,340	1,863,787,340		1,863,787,340		
Clinton	3,169,938,104	3,166,934,281	3,003,823	3,156,785,871	10,148,410	0.32%
Harrison	1,037,774,331	1,037,774,331		1,035,263,121	2,511,210	0.24%
Grosse Pointe Shores	12,211,096	12,211,096		12,211,096		
Lenox	331,963,220	331,963,220	-	331,963,220		
Macomb	4,034,761,897	4,034,761,897	-	4,034,761,897		
Ray	244,323,324	244,323,324		244,323,324		
Richmond	189,367,687	189,367,687		189,367,687		
Shelby	3,826,765,475	3,826,765,475	-	3,826,765,475		
Washington	1,596,740,070	1,596,370,569	369,501	1,596,370,569		
Total Townships	17,193,852,786	17,190,456,339	3,396,447	17,177,796,719	12,659,620	0.07%
Grand Total	30,941,343,810	30,937,947,363	3,396,447	30,914,252,659	23,694,704	0.08%

TAXABLE VALUE BY SCHOOL DISTRICT - REZ's and PILT's

SCHOOL DISTRICTS	RENAISSANCE ENTERPRISE ZONE (REZ)			PAYMENT IN LIEU OF TAXES (PILT)		
	Ad Valorem Value	Value w/o REZ	REZ VALUE	4028 Taxable	PILT VALUE	% Difference
Anchor Bay School District (IC)	1,253,855,968	1,253,855,968	-	1,253,855,968		
Armada Area Schools (IC)	484,988,078	484,988,078		484,988,078		
Center Line Public Schools	468,149,639	468,149,639		466,741,095	1,408,544	0.30%
Chippewa Valley Schools	4,034,376,092	4,033,920,162	455,930	4,027,470,062	6,450,100	0.16%
Clintondale Community Schools	336,196,174	336,019,241	176,933	336,019,241		
Eastpointe Community Schools	587,409,275	587,409,275		587,409,275		
Fitzgerald Public Schools	398,504,580	398,504,580		398,504,580		
Fraser Public Schools	923,422,765	923,141,086	281,679	921,891,135	1,249,951	0.14%
Lake Shore Public Schools	619,955,133	619,955,133		619,955,133		
Lakeview Public Schools	610,437,027	610,437,027		610,437,027		
L'Anse Creuse School District	2,840,039,441	2,837,950,160	2,089,281	2,834,636,891	3,313,269	0.12%
Mount Clemens Community Schools	505,692,897	505,692,897	-	504,046,597	1,646,300	0.33%
New Haven Community Schools	799,884,724	799,884,724	-	799,884,724		
Richmond Community Schools (IC)	372,581,660	372,581,660		372,581,660		
Romeo Community Schools	2,031,656,064	2,031,263,440	392,624	2,031,263,440		
Roseville Community Schools	922,585,215	922,585,215		922,585,215		
South Lake Schools	585,576,906	585,576,906		585,576,906		
Utica Community Schools	8,199,789,172	8,199,789,172	-	8,197,077,622	2,711,550	0.03%
Van Dyke Public Schools	457,608,190	457,608,190		457,608,190		
Warren Consolidated Schools (IC)	3,729,781,509	3,729,781,509		3,724,529,519	5,251,990	0.14%
Warren Woods Public Schools	593,049,505	593,049,505	-	591,386,505	1,663,000	0.28%
Almont Community Schools	52,349,268	52,349,268		52,349,268		
Memphis Community Schools	59,794,046	59,794,046		59,794,046		
Rochester Community Schools	73,660,482	73,660,482		73,660,482		
COUNTY TOTALS	30,941,343,810	30,937,947,363	3,396,447	30,914,252,659	23,694,704	0.08%

2021 BOARD OF REVIEW SUMMARY - Special Act Industrial Facilities Tax (IFT)

Government Unit	ASSESSED VALUE			TAXABLE VALUE			MBOR SPECIAL ACT IFT TAXABLE VALUE		
	Assessor	MBOR	MBOR Adj	Assessor	MBOR	MBOR Adj	Real	Personal	Total
Cities									
Center Line	7,104,900	7,104,900	-	6,665,029	6,665,029	-	6,414,529	250,500	6,665,029
Eastpointe	-	-	-	-	-	-	-	-	-
Fraser	8,301,100	8,301,100	-	7,457,594	7,457,594	-	3,906,494	3,551,100	7,457,594
Memphis	34,000	34,000	-	34,000	34,000	-	-	34,000	34,000
Mt Clemens	1,131,900	980,400	(151,500)	521,484	369,984	(151,500)	369,984	-	369,984
New Baltimore	1,471,500	1,471,500	-	1,005,135	1,005,135	-	526,235	478,900	1,005,135
Richmond	-	-	-	-	-	-	-	-	-
Roseville	12,058,800	11,774,600	(284,200)	9,976,274	9,692,074	(284,200)	8,390,374	1,301,700	9,692,074
St. Clair Shores	1,613,200	1,613,200	-	1,613,200	1,613,200	-	238,500	1,374,700	1,613,200
Sterling Heights	130,423,000	125,728,900	(4,694,100)	121,092,765	116,398,665	(4,694,100)	104,780,965	11,617,700	116,398,665
Utica	-	-	-	-	-	-	-	-	-
Warren	161,170,071	159,771,540	(1,398,531)	155,652,529	154,253,998	(1,398,531)	142,896,498	11,357,500	154,253,998
Total Cities	323,308,471	316,780,140	(6,528,331)	304,018,010	297,489,679	(6,528,331)	267,523,579	29,966,100	297,489,679
Townships									
Armada	3,489,800	3,489,800	-	3,362,511	3,362,511	-	3,141,911	220,600	3,362,511
Bruce	13,736,400	13,736,400	-	12,290,817	12,290,817	-	10,867,217	1,423,600	12,290,817
Chesterfield	5,468,700	5,468,700	-	5,344,055	5,344,055	-	4,315,455	1,028,600	5,344,055
Clinton	11,106,500	11,106,500	-	9,670,161	9,670,161	-	6,769,261	2,900,900	9,670,161
Harrison	3,167,900	3,167,900	-	2,572,656	2,572,656	-	1,422,456	1,150,200	2,572,656
Grosse Pointe Shores	-	-	-	-	-	-	-	-	-
Lenox	-	-	-	-	-	-	-	-	-
Macomb	11,046,800	11,046,800	-	10,535,993	10,535,993	-	8,922,693	1,613,300	10,535,993
Ray	-	-	-	-	-	-	-	-	-
Richmond	-	-	-	-	-	-	-	-	-
Shelby	110,973,900	107,953,200	(3,020,700)	99,701,383	96,680,683	(3,020,700)	86,165,883	10,514,800	96,680,683
Washington	589,500	589,500	-	589,500	589,500	-	571,000	18,500	589,500
Total Townships	159,579,500	156,558,800	(3,020,700)	144,067,076	141,046,376	(3,020,700)	122,175,876	18,870,500	141,046,376
Grand Total	482,887,971	473,338,940	(9,549,031)	448,085,086	438,536,055	(9,549,031)	389,699,455	48,836,600	438,536,055

Government Unit	Average Residential T.C.V.
Armada Township	\$242,403
Bruce Township	\$280,766
Center Line	\$106,693
Chesterfield Township	\$221,064
Clinton Township	\$185,959
Eastpointe	\$92,586
Fraser	\$167,506
Grosse Pointe Shores	\$722,967
Harrison Township	\$210,017
Lenox Township	\$183,337
Macomb Township	\$292,166
Memphis	\$127,952
Mt. Clemens	\$118,723
New Baltimore	\$228,691
Ray Township	\$277,045
Richmond	\$190,163
Richmond Township	\$224,763
Roseville	\$102,391
Shelby Township	\$278,639
St. Clair Shores	\$164,834
Sterling Heights	\$217,285
Utica	\$177,124
Warren	\$125,661
Washington Township	\$319,269
MACOMB COUNTY	\$219,084

AD VALOREM TAXABLE VALUE CHANGE

Government Unit	2020	2021	Net Change	% Change
Cities				
Center Line	156,767,283	165,578,652	8,811,369	5.62%
Eastpointe	507,367,116	527,110,828	19,743,712	3.89%
Fraser	470,133,961	490,629,662	20,495,701	4.36%
Memphis	19,696,768	20,268,582	571,814	2.90%
Mt. Clemens	348,404,127	357,535,753	9,131,626	2.62%
New Baltimore	428,744,379	447,075,655	18,331,276	4.28%
Richmond City	194,632,833	202,402,785	7,769,952	3.99%
Roseville	966,791,333	1,002,892,213	36,100,880	3.73%
St. Clair Shores	1,678,249,647	1,747,600,050	69,350,403	4.13%
Sterling Heights	4,612,210,687	4,766,488,246	154,277,559	3.34%
Utica	215,416,130	221,727,290	6,311,160	2.93%
Warren	3,647,085,502	3,798,181,308	151,095,806	4.14%
Total Cities	13,245,499,766	13,747,491,024	501,991,258	3.79%
Townships				
Armada	337,063,387	345,890,837	8,827,450	2.62%
Bruce	520,872,090	540,329,405	19,457,315	3.74%
Chesterfield	1,803,676,991	1,863,787,340	60,110,349	3.33%
Clinton	3,092,076,227	3,169,938,104	77,861,877	2.52%
Harrison	1,004,850,409	1,037,774,331	32,923,922	3.28%
Grosse Pointe Shores	11,745,506	12,211,096	465,590	3.96%
Lenox	311,718,443	331,963,220	20,244,777	6.49%
Macomb	3,865,902,045	4,034,761,897	168,859,852	4.37%
Ray	227,186,659	244,323,324	17,136,665	7.54%
Richmond	184,182,607	189,367,687	5,185,080	2.82%
Shelby	3,675,167,548	3,826,765,475	151,597,927	4.12%
Washington	1,528,080,147	1,596,740,070	68,659,923	4.49%
Total Townships	16,562,522,059	17,193,852,786	631,330,727	3.81%
Grand Total	29,808,021,825	30,941,343,810	1,133,321,985	3.80%
N of Hall Rd	13,312,340,027	13,865,403,567	553,063,540	4.15%
S of Hall Rd	16,495,681,798	17,075,940,243	580,258,445	3.52%

COUNTY: 50 - Macomb

TOTALS

Tax Year: 2021

		# Pcls.	Assessed Value	% Ratio	True Cash Value	Remarks
100	REAL PROPERTY					
101	Agricultural	1,489	211,847,200	49.89	424,599,150	
102	LOSS		5,617,077	49.94	11,247,003	
103	SUBTOTAL		206,230,123	49.89	413,352,147	
104	ADJUSTMENT		-826,671			
105	SUBTOTAL		205,403,452	49.69	413,352,147	
106	NEW		7,188,648	49.74	14,451,914	
107					0	
108	TOTAL Agricultural	1,496	212,592,100	49.69	427,804,061	
200	REAL PROPERTY					
201	Commercial	12,085	5,297,788,541	49.18	10,772,645,427	
202	LOSS		112,549,620	49.26	228,476,290	
203	SUBTOTAL		5,185,238,921	49.18	10,544,169,137	
204	ADJUSTMENT		58,842,490			
205	SUBTOTAL		5,244,081,411	49.73	10,544,169,137	
206	NEW		174,638,358	49.76	350,953,290	
207					0	
208	TOTAL Commercial	12,119	5,418,719,769	49.74	10,895,122,427	
300	REAL PROPERTY					
301	Industrial	4,959	2,456,508,026	47.33	5,189,689,682	
302	LOSS		67,628,535	46.94	144,089,286	
303	SUBTOTAL		2,388,879,491	47.35	5,045,600,396	
304	ADJUSTMENT		125,673,560			
305	SUBTOTAL		2,514,553,051	49.84	5,045,600,396	
306	NEW		91,194,792	49.82	183,061,096	
307					0	
308	TOTAL Industrial	4,895	2,605,747,843	49.84	5,228,661,492	
400	REAL PROPERTY					
401	Residential	309,195	28,663,233,259	47.40	60,470,876,113	
402	LOSS		79,155,389	47.52	166,564,559	
403	SUBTOTAL		28,584,077,870	47.40	60,304,311,554	
404	ADJUSTMENT		1,355,060,795			
405	SUBTOTAL		29,939,138,665	49.65	60,304,311,554	
406	NEW		287,190,452	49.65	578,429,489	
407					0	
408	TOTAL Residential	309,495	30,226,329,117	49.65	60,882,741,043	
500	REAL PROPERTY					
501	Timber-Cutover	0	0	0.00	0	
502	LOSS		0	0.00	0	
503	SUBTOTAL		0	0.00	0	
504	ADJUSTMENT		0			
505	SUBTOTAL		0	0.00	0	
506	NEW		0	0.00	0	
507					0	
508	TOTAL Timber-Cutover	0	0	0.00	0	
600	REAL PROPERTY					
601	Developmental	0	0	0.00	0	
602	LOSS		0	0.00	0	
603	SUBTOTAL		0	0.00	0	
604	ADJUSTMENT		0			
605	SUBTOTAL		0	0.00	0	
606	NEW		0	0.00	0	
607					0	
608	TOTAL Developmental	0	0	0.00	0	
800	TOTAL REAL	328,005	38,463,388,829	49.67	77,434,329,023	

COUNTY: 50 - Macomb

		# Pcls.	Assessed Value	% Ratio	True Cash Value	Remarks
150	PERSONAL PROPERTY					
151	Ag. Personal	0	0	0.00	0	
152	LOSS		0	0.00	0	
153	SUBTOTAL		0	0.00	0	
154	ADJUSTMENT		0			
155	SUBTOTAL		0	0.00	0	
156	NEW		12,500	50.00	25,000	
157					0	
158	TOTAL Ag. Personal	1	12,500	50.00	25,000	
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250	PERSONAL PROPERTY					
251	Com. Personal	23,410	695,646,582	49.91	1,393,824,920	
252	LOSS		102,580,719	49.91	205,516,714	
253	SUBTOTAL		593,065,863	49.91	1,188,308,206	
254	ADJUSTMENT		0			
255	SUBTOTAL		593,065,863	49.91	1,188,308,206	
256	NEW		128,546,444	49.90	257,632,791	
257					0	
258	TOTAL Com. Personal	23,151	721,612,307	49.91	1,445,940,997	
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350	PERSONAL PROPERTY					
351	Ind. Personal	2,109	255,014,198	49.92	510,837,699	
352	LOSS		59,850,871	49.91	119,926,667	
353	SUBTOTAL		195,163,327	49.93	390,911,032	
354	ADJUSTMENT		0			
355	SUBTOTAL		195,163,327	49.93	390,911,032	
356	NEW		77,240,068	49.95	154,620,120	
357					0	
358	TOTAL Ind. Personal	2,151	272,403,395	49.93	545,531,152	
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450	PERSONAL PROPERTY					
451	Res. Personal	0	0	0.00	0	
452	LOSS		0	0.00	0	
453	SUBTOTAL		0	0.00	0	
454	ADJUSTMENT		0			
455	SUBTOTAL		0	0.00	0	
456	NEW		0	0.00	0	
457					0	
458	TOTAL Res. Personal	0	0	0.00	0	
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550	PERSONAL PROPERTY					
551	Util. Personal	249	897,845,713	50.00	1,795,683,096	
552	LOSS		6,635,427	50.00	13,270,854	
553	SUBTOTAL		891,210,286	50.00	1,782,412,242	
554	ADJUSTMENT		0			
555	SUBTOTAL		891,210,286	50.00	1,782,412,242	
556	NEW		54,181,173	50.00	108,362,346	
557					0	
558	TOTAL Util. Personal	252	945,391,459	50.00	1,890,774,588	
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850	TOTAL PERSONAL	25,555	1,939,419,661	49.96	3,882,271,737	
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900	Total Real and Personal	353,560	40,402,808,490		81,316,600,760	

Personal and Real Property - TOTALS**L-4024****Macomb County**

Statement of acreage and valuation in the year 2021 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed	Total Real Property Valuations		Personal Property Valuations		Total Real Plus Personal Property	
	(Col. 1) Acres Hundredths	(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations
Armada	23,296.00	322,584,200	322,584,200	108,177,800	108,177,800	430,762,000	430,762,000
Bruce	23,232.00	659,839,200	659,839,200	47,240,400	47,240,400	707,079,600	707,079,600
Chesterfield	17,728.00	2,274,575,768	2,274,575,768	78,329,100	78,329,100	2,352,904,868	2,352,904,868
Clinton	17,984.00	3,887,029,000	3,887,029,000	145,709,100	145,709,100	4,032,738,100	4,032,738,100
Harrison	9,344.00	1,308,672,300	1,308,672,300	23,530,700	23,530,700	1,332,203,000	1,332,203,000
Lenox	25,088.00	400,320,270	400,320,270	44,553,500	44,553,500	444,873,770	444,873,770
Macomb	23,296.00	4,840,094,556	4,840,094,556	114,890,070	114,890,070	4,954,984,626	4,954,984,626
Ray	23,296.00	292,694,638	292,694,638	29,123,600	29,123,600	321,818,238	321,818,238
Richmond	24,126.00	212,573,800	212,573,800	35,363,400	35,363,400	247,937,200	247,937,200
Shelby	22,272.00	4,773,635,800	4,773,635,800	182,852,900	182,852,900	4,956,488,700	4,956,488,700
Washington	24,064.00	1,876,876,800	1,876,876,800	106,184,500	106,184,500	1,983,061,300	1,983,061,300
Center Line	1,088.00	217,017,200	217,017,200	14,181,000	14,181,000	231,198,200	231,198,200
Eastpointe	3,264.00	700,146,759	700,146,759	42,534,300	42,534,300	742,681,059	742,681,059
Fraser	2,624.00	619,106,800	619,106,800	32,466,200	32,466,200	651,573,000	651,573,000
Memphis	384.00	23,517,200	23,517,200	1,714,400	1,714,400	25,231,600	25,231,600
Mount Clemens	2,752.00	472,381,693	472,381,693	22,480,756	22,480,756	494,862,449	494,862,449
New Baltimore	2,944.00	557,297,350	557,297,350	12,558,671	12,558,671	569,856,021	569,856,021
Roseville	6,400.00	1,294,175,226	1,294,175,226	80,494,000	80,494,000	1,374,669,226	1,374,669,226
Saint Clair Shores	7,488.00	2,433,889,012	2,433,889,012	67,278,200	67,278,200	2,501,167,212	2,501,167,212
Utica	1,152.00	267,236,410	267,236,410	20,584,500	20,584,500	287,820,910	287,820,910
Warren	21,952.00	4,644,387,247	4,644,387,247	411,930,164	411,930,164	5,056,317,411	5,056,317,411
Richmond	1,216.00	250,268,200	250,268,200	8,614,200	8,614,200	258,882,400	258,882,400
Sterling Heights	23,488.00	6,119,260,800	6,119,260,800	308,300,400	308,300,400	6,427,561,200	6,427,561,200
Grosse Pointe Shores Village	90.00	15,808,600	15,808,600	327,800	327,800	16,136,400	16,136,400

	Number of Acres Assessed	Total Real Property Valuations		Personal Property Valuations		Total Real Plus Personal Property	
Township or City	(Col. 1) Acres Hundredths	(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations
Totals for County	308,568.00	38,463,388,829	38,463,388,829	1,939,419,661	1,939,419,661	40,402,808,490	40,402,808,490

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF MACOMB 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 April 13, 2021



Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

Equalized Valuations - REAL**L-4024****Macomb County**

Statement of acreage and valuation in the year 2021 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

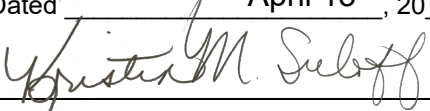
Real Property Equalized by County Board of Commissioners							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Armada	35,923,000	13,885,300	17,251,700	255,524,200	0	0	322,584,200
Bruce	21,021,600	19,295,300	72,162,500	547,359,800	0	0	659,839,200
Chesterfield	7,797,000	268,788,700	175,390,300	1,822,599,768	0	0	2,274,575,768
Clinton	0	835,580,500	207,315,300	2,844,133,200	0	0	3,887,029,000
Harrison	0	117,650,500	40,417,500	1,150,604,300	0	0	1,308,672,300
Lenox	42,682,900	63,683,900	23,778,600	270,174,870	0	0	400,320,270
Macomb	11,766,100	288,065,956	80,834,300	4,459,428,200	0	0	4,840,094,556
Ray	40,077,800	9,750,500	7,502,803	235,363,535	0	0	292,694,638
Richmond	37,370,500	6,293,800	2,047,300	166,862,200	0	0	212,573,800
Shelby	0	704,820,400	291,812,100	3,777,003,300	0	0	4,773,635,800
Washington	15,953,200	159,078,800	32,509,000	1,669,335,800	0	0	1,876,876,800
Center Line	0	65,224,600	22,181,300	129,611,300	0	0	217,017,200
Eastpointe	0	106,719,400	2,969,600	590,457,759	0	0	700,146,759
Fraser	0	109,960,900	90,932,000	418,213,900	0	0	619,106,800
Memphis	0	4,427,800	424,400	18,665,000	0	0	23,517,200
Mount Clemens	0	113,711,193	42,114,000	316,556,500	0	0	472,381,693
New Baltimore	0	52,662,000	17,676,700	486,958,650	0	0	557,297,350
Roseville	0	329,275,000	81,088,000	883,812,226	0	0	1,294,175,226
Saint Clair Shores	0	280,785,200	12,142,800	2,140,961,012	0	0	2,433,889,012
Utica	0	146,589,000	2,531,200	118,116,210	0	0	267,236,410
Warren	0	690,400,420	791,097,440	3,162,889,387	0	0	4,644,387,247
Richmond	0	45,525,100	7,077,400	197,665,700	0	0	250,268,200
Sterling Heights	0	986,545,500	584,491,600	4,548,223,700	0	0	6,119,260,800
Grosse Pointe Shores Village	0	0	0	15,808,600	0	0	15,808,600

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
Total for County	212,592,100	5,418,719,769	2,605,747,843	30,226,329,117	0	0	38,463,388,829

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF MACOMB 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 April 13, 2021



Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

Assessed Valuations - REAL**L-4024****Macomb County**

Statement of acreage and valuation in the year 2021 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

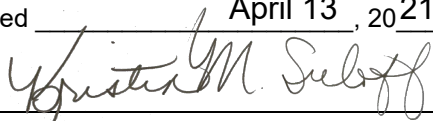
Real Property Assessed Valuations Approved by Boards of Review							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Armada	35,923,000	13,885,300	17,251,700	255,524,200	0	0	322,584,200
Bruce	21,021,600	19,295,300	72,162,500	547,359,800	0	0	659,839,200
Chesterfield	7,797,000	268,788,700	175,390,300	1,822,599,768	0	0	2,274,575,768
Clinton	0	835,580,500	207,315,300	2,844,133,200	0	0	3,887,029,000
Harrison	0	117,650,500	40,417,500	1,150,604,300	0	0	1,308,672,300
Lenox	42,682,900	63,683,900	23,778,600	270,174,870	0	0	400,320,270
Macomb	11,766,100	288,065,956	80,834,300	4,459,428,200	0	0	4,840,094,556
Ray	40,077,800	9,750,500	7,502,803	235,363,535	0	0	292,694,638
Richmond	37,370,500	6,293,800	2,047,300	166,862,200	0	0	212,573,800
Shelby	0	704,820,400	291,812,100	3,777,003,300	0	0	4,773,635,800
Washington	15,953,200	159,078,800	32,509,000	1,669,335,800	0	0	1,876,876,800
Center Line	0	65,224,600	22,181,300	129,611,300	0	0	217,017,200
Eastpointe	0	106,719,400	2,969,600	590,457,759	0	0	700,146,759
Fraser	0	109,960,900	90,932,000	418,213,900	0	0	619,106,800
Memphis	0	4,427,800	424,400	18,665,000	0	0	23,517,200
Mount Clemens	0	113,711,193	42,114,000	316,556,500	0	0	472,381,693
New Baltimore	0	52,662,000	17,676,700	486,958,650	0	0	557,297,350
Roseville	0	329,275,000	81,088,000	883,812,226	0	0	1,294,175,226
Saint Clair Shores	0	280,785,200	12,142,800	2,140,961,012	0	0	2,433,889,012
Utica	0	146,589,000	2,531,200	118,116,210	0	0	267,236,410
Warren	0	690,400,420	791,097,440	3,162,889,387	0	0	4,644,387,247
Richmond	0	45,525,100	7,077,400	197,665,700	0	0	250,268,200
Sterling Heights	0	986,545,500	584,491,600	4,548,223,700	0	0	6,119,260,800
Grosse Pointe Shores Village	0	0	0	15,808,600	0	0	15,808,600

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
Total for County	212,592,100	5,418,719,769	2,605,747,843	30,226,329,117	0	0	38,463,388,829

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF MACOMB 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 April 13, 2021



Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

Taxable Valuations, Macomb County**Page 1 of 3****L-4046**

Issued under the General Property Tax Act, Section 211.27d. Filing is mandatory.

Statement of taxable valuation in the year 2021. File this form with the State Tax Commission on or before the fourth Monday in June.

REAL PROPERTY	Taxable Valuations as of the Fourth Monday in May. (Do not Report Assessed Valuations or Equalized Valuations on This Form.)						
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
Armada	20,854,274	10,761,352	14,050,294	192,047,117	0	0	237,713,037
Bruce	10,538,309	14,802,783	57,017,933	410,729,980	0	0	493,089,005
Chesterfield	5,068,592	235,277,991	137,469,056	1,407,642,601	0	0	1,785,458,240
Clinton	0	670,040,233	143,533,327	2,210,725,844	0	0	3,024,299,404
Harrison	0	96,574,350	30,938,922	886,730,359	0	0	1,014,243,631
Lenox	29,760,317	47,710,616	17,843,061	192,095,726	0	0	287,409,720
Macomb	4,817,114	230,959,759	62,360,323	3,621,742,774	0	0	3,919,879,970
Ray	26,033,777	6,863,038	5,824,404	176,478,505	0	0	215,199,724
Richmond	23,260,279	4,645,995	1,347,819	124,750,194	0	0	154,004,287
Shelby	0	506,684,140	193,616,496	2,943,611,939	0	0	3,643,912,575
Washington	11,053,695	127,841,186	21,140,931	1,330,519,758	0	0	1,490,555,570
Center Line	0	51,659,597	19,096,462	80,658,032	0	0	151,414,091
Eastpointe	0	88,889,652	2,177,880	393,508,996	0	0	484,576,528
Fraser	0	87,620,022	66,114,162	304,429,278	0	0	458,163,462
Memphis	0	3,648,965	280,664	14,624,553	0	0	18,554,182
Mount Clemens	0	87,113,790	28,283,151	219,658,056	0	0	335,054,997
New Baltimore	0	42,722,571	12,694,159	379,100,254	0	0	434,516,984
Roseville	0	270,438,902	59,693,404	592,265,907	0	0	922,398,213
Saint Clair Shores	0	221,211,702	8,210,456	1,450,899,692	0	0	1,680,321,850
Utica	0	111,380,284	1,850,834	87,911,672	0	0	201,142,790
Warren	0	568,582,718	647,737,401	2,169,931,025	0	0	3,386,251,144
Richmond	0	40,976,376	6,194,523	146,617,686	0	0	193,788,585
Sterling Heights	0	704,267,708	397,600,360	3,356,319,778	0	0	4,458,187,846
Grosse Pointe Shores Village	0	0	0	11,883,296	0	0	11,883,296
Total for County	131,386,357	4,230,673,730	1,935,076,022	22,704,883,022	0	0	29,002,019,131

REAL PROPERTY Taxable Valuations as of the Fourth Monday in May. (Do not Report Assessed Valuations or Equalized Valuations on This Form.)							
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
<p>INSTRUCTIONS: This form is used to report total Taxable Valuations, by classification, for each township and city within the county. The Taxable Valuations reported here are the final Taxable Valuations as of the fourth Monday in May, NOT the Tentative Taxable Valuations. Final Taxable Valuations may be different from Tentative Taxable Valuations when a township or city receives a county and/or state equalization factor more or less than was used to calculate Tentative Taxable Valuations</p> <p>NOTE: Where there is a partial Homeowner's Principal Residence Exemption or partial qualified agricultural property exemption, split the taxable value between Homeowner's Principal Residence (column 15) and Non-Homestead (column 18)</p>				<p>Report the Taxable Valuations for the six classifications of real property in columns 1 through 6 on page 1. Then report the Total Taxable Valuations for real property in column 7 on page 1.</p> <p>Report the Taxable Valuations for the five classifications of Personal Property in columns 8 through 12 on page 2. Then enter the total Taxable Valuations for personal property in column 13 on page 2.</p> <p>Add the total Taxable Valuations for real property (column 7, page 1) and personal property (column 13, page 2) and enter in column 14 on page 3.</p> <p>Report the Total Taxable Valuations of entire township or city for Homeowner's Principal Residence, Qualified Agricultural property and Qualified Forest Property in column 15, and Non-Homestead and Non-Qualified Agricultural Personal Property, and Non-Qualified Forest property except Commercial and Industrial Personal Property, in column 18. Report the Total Taxable Value of Commercial Personal Property in column 16. Report the Total Taxable Value of Industrial Personal property in column 17.</p>			

Taxable Valuations, Macomb County**Page 2 of 3****L-4046**

Issued under the General Property Tax Act, Section 211.27d. Filing is mandatory.

Statement of taxable valuation in the year 2021. File this form with the State Tax Commission on or before the fourth Monday in June.

PERSONAL PROPERTY	Taxable Valuations as of the Fourth Monday in May. (Do not Report Assessed Valuations or Equalized Valuations on This Form.)					
Township or City	(Col. 8) Agricultural	(Col. 9) Commercial	(Col. 10) Industrial	(Col. 11) Residential	(Col. 12) Utility	(Col. 13) Total Personal Property
Armada	0	2,143,800	2,502,700	0	103,531,300	108,177,800
Bruce	0	4,277,100	3,496,500	0	39,466,800	47,240,400
Chesterfield	0	37,581,900	11,751,600	0	28,995,600	78,329,100
Clinton	0	75,893,600	12,338,200	0	57,406,900	145,638,700
Harrison	0	7,336,400	2,104,600	0	14,089,700	23,530,700
Lenox	0	7,336,500	9,411,000	0	27,806,000	44,553,500
Macomb	0	34,039,570	7,621,200	0	73,221,157	114,881,927
Ray	12,500	4,017,200	0	0	25,093,900	29,123,600
Richmond	0	1,128,600	71,300	0	34,163,500	35,363,400
Shelby	0	71,233,000	16,634,300	0	94,985,600	182,852,900
Washington	0	13,891,000	28,585,800	0	63,707,700	106,184,500
Center Line	0	6,532,261	1,946,600	0	5,685,700	14,164,561
Eastpointe	0	10,295,200	349,900	0	31,889,200	42,534,300
Fraser	0	13,072,300	9,490,100	0	9,903,800	32,466,200
Memphis	0	240,600	1,030,600	0	443,200	1,714,400
Mount Clemens	0	11,497,156	1,580,900	0	9,402,700	22,480,756
New Baltimore	0	5,263,700	1,124,971	0	6,170,000	12,558,671
Roseville	0	42,992,300	11,061,100	0	26,440,600	80,494,000
Saint Clair Shores	0	25,480,000	348,700	0	41,449,500	67,278,200
Utica	0	14,037,700	59,700	0	6,487,100	20,584,500
Warren	0	217,282,681	61,996,724	0	132,650,759	411,930,164
Richmond	0	4,845,300	445,100	0	3,323,800	8,614,200
Sterling Heights	0	111,058,000	88,451,800	0	108,790,600	308,300,400
Grosse Pointe Shores Village	0	49,600	0	0	278,200	327,800
Total for County	12,500	721,525,468	272,403,395	0	945,383,316	1,939,324,679

Taxable Valuations, Macomb County**Page 3 of 3****L-4046**

Statement of taxable valuation in the year 2021. File this form with the State Tax Commission on or before the fourth Monday in June.

(Do not Report Assessed Valuations or Equalized Valuations on This Form.)					
Township or City	(Col. 14) Total Real and Personal Property Taxable Valuations	(Col. 15) Homeowner's Principal Residence & Qualified Agricultural & Qualified Forest Property Taxable Valuations	(Col. 16) Commercial Personal Property Taxable Valuations	(Col. 17) Industrial Personal Property Taxable Valuations	(Col. 18) Non-Homestead and Non-Qualified Agricultural and Non-Qualified Forest Personal Property Tax- able Valuations except Commercial and Industrial
Armada	345,890,837	200,067,774	2,143,800	2,502,700	141,176,563
Bruce	540,329,405	392,361,964	4,277,100	3,496,500	140,193,841
Chesterfield	1,863,787,340	1,300,715,953	37,581,900	11,751,600	513,737,887
Clinton	3,169,938,104	2,045,100,019	75,893,600	12,338,200	1,036,606,285
Harrison	1,037,774,331	790,134,201	7,336,400	2,104,600	238,199,130
Lenox	331,963,220	197,722,264	7,336,500	9,411,000	117,493,456
Macomb	4,034,761,897	3,489,055,637	34,039,570	7,621,200	504,045,490
Ray	244,323,324	187,250,065	4,017,200	0	53,056,059
Richmond	189,367,687	137,633,385	1,128,600	71,300	50,534,402
Shelby	3,826,765,475	2,754,127,669	71,233,000	16,634,300	984,770,506
Washington	1,596,740,070	1,285,159,542	13,891,000	28,585,800	269,103,728
Center Line	165,578,652	69,116,697	6,532,261	1,946,600	87,983,094
Eastpointe	527,110,828	270,621,385	10,295,200	349,900	245,844,343
Fraser	490,629,662	284,338,450	13,072,300	9,490,100	183,728,812
Memphis	20,268,582	12,437,776	240,600	1,030,600	6,559,606
Mount Clemens	357,535,753	170,040,980	11,497,156	1,580,900	174,416,717
New Baltimore	447,075,655	351,976,247	5,263,700	1,124,971	88,710,737
Roseville	1,002,892,213	457,515,138	42,992,300	11,061,100	491,323,675
Saint Clair Shores	1,747,600,050	1,269,770,509	25,480,000	348,700	452,000,841
Utica	221,727,290	78,637,112	14,037,700	59,700	128,992,778
Warren	3,798,181,308	1,797,710,894	217,282,681	61,996,724	1,721,191,009
Richmond	202,402,785	131,524,513	4,845,300	445,100	65,587,872
Sterling Heights	4,766,488,246	3,085,637,669	111,058,000	88,451,800	1,481,340,777
Grosse Pointe Shores Village	12,211,096	10,061,861	49,600	0	2,099,635
Totals for County	30,941,343,810	20,768,717,704	721,525,468	272,403,395	9,178,697,243

(Do not Report Assessed Valuations or Equalized Valuations on This Form.)					
Township or City	(Col. 14) Total Real and Personal Property Taxable Valuations	(Col. 15) Homeowner's Principal Residence & Qualified Agricultural & Qualified Forest Property Taxable Valuations	(Col. 16) Commercial Personal Property Taxable Valuations	(Col. 17) Industrial Personal Property Taxable Valuations	(Col. 18) Non-Homestead and Non-Qualified Agricultural and Non-Qualified Forest Personal Property Tax- able Valuations except Commercial and Industrial

Print or Type Name of County Equalization Director Kristen M. Sieloff	Signature 	Date April 13, 2021
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