



# 2016 EQUALIZATION REPORT



**Prepared by:**

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

# 2016 MACOMB COUNTY EQUALIZATION REPORT

## Table of Contents

✚	<b>Macomb County Board of Commissioners</b> .....	<b>2</b>
✚	<b>Local Units of Government</b> .....	<b>3</b>
✚	<b>Recommended County Equalized Valuations – Form 3127, Michigan Dept. of Treasury</b> .....	<b>4</b>
✚	<b>Valuation Charts / Graphs</b> .....	<b>5</b>
✚	<b>2016 Recommendation to the Board of Commissioners</b> .....	<b>7</b>
	▪ <i>A report which summarizes the recommended County Equalized Values (C.E.V.) for each class of property in each city and township.</i>	
✚	<b>Summary of 2016 Valuations</b> .....	<b>11</b>
	▪ <i>A report which summarizes the Assessed Values, Ratio to True Cash Value, True Cash Value, County Equalized Value, and Factor for each class of property in each city, township, and countywide, grouped into real and personal property categories</i>	
✚	<b>Summary of 2016 Equalized Valuation Changes</b> .....	<b>36</b>
	▪ <i>A report which summarizes the changes in valuations from 2015 to 2016 for each class of property in each city or township; a side by side comparison of the year to year total county equalized values, the amount of change, and percent of county volume; and overall county market adjustment, net growth/loss percentages, and overall change in assessed values</i>	
✚	<b>Taxable Value Reports – Renaissance Enterprise Zone (REZ) Payment in Lieu of Taxes (PILT)</b> ....	<b>41</b>
	▪ <i>A report which summarizes REZ and PILT values by local unit and by school district</i>	
✚	<b>Board of Review Summary – Industrial Facilities Tax</b> .....	<b>43</b>
	▪ <i>A report which provides a breakdown of assessed and taxable values for IFT properties, and any changes made through a March Board of Review action</i>	
✚	<b>Average Residential True Cash Value</b> .....	<b>44</b>
✚	<b>Taxable Value Change</b> .....	<b>45</b>
	▪ <i>A report which summarizes the changes in taxable values from 2015 to 2016 in each city and township, as well as totals for unit south and north of Hall Road</i>	

## MACOMB COUNTY BOARD OF COMMISSIONERS

District 1	Andrey Duzyi
District 2	Marv Sauger
District 3	Veronica Klinefelt
District 4	David Flynn, Chair
District 5	Rob Mijac
District 6	Jim Carabelli
District 7	Don Brown**
District 8	Kathy Vosburg
District 9	Fred Miller*
District 10	Steve Marino, Sergeant-at-Arms
District 11	Kathy Tocco, Vice-Chair
District 12	Bob Smith
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  
Steve M. Duchane, Manager  
Richard Haberman, Manager  
Eric Schneider, Mayor  
Steven M. Brown, Manager  
John Dupray, Mayor  
Jon Moore, Manager  
Scott Adkins, Manager  
Michael Smith, Manager  
Mark D. Vanderpool, Manager  
Jacqueline K. Noonan, Mayor  
James R. Fouts, Mayor

## **Assessor**

Thomas Monchak  
Lisa Griffin  
James Elrod  
Jaime Barra  
Nancy Strehl  
Emma Germain  
Colleen Cargo  
William Griffin  
Teri Socia  
Dwayne McLachlan  
Nancy Strehl  
Marcia Smith

## **TOWNSHIPS**

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

## **Supervisor**

John W. Paterek  
Richard Cory  
Michael E. Lovelock  
Robert J. Cannon  
Kenneth J. Verkest  
Mark Wollenweber  
Ronald J. Trombly Jr.  
Janet I. Dunn  
Charles Bohm  
Cindi Greenia  
Richard Stathakis  
Dan O'Leary

## **Assessor**

Thomas Schlichting  
Lisa Griffin  
Dean Babb  
James Elrod  
Carole Ryan  
Rhonda Ricketts  
Thomas Monchak  
Daniel Hickey  
Kelly Timm  
Lisa Griffin  
Matthew Schmidt  
Debra Susalla

## **VILLAGES**

Armada  
New Haven  
Romeo-Bruce  
Romeo-Washington

## **President**

Marvin Wolak  
Chris Dilbert  
Tadd Siglow

## **Assessor**

Thomas Schlichting  
Thomas Monchak  
Lisa Griffin  
Debra Susalla

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

Agricultural	<u>208,371,710</u>	Timber-cutover	<u>0</u>
Commercial	<u>4,241,063,898</u>	Developmental	<u>0</u>
Industrial	<u>1,828,308,797</u>	Total Real Property	<u>28,755,512,766</u>
Residential	<u>22,477,768,361</u>	Total Personal Property	<u>1,849,861,446</u>
		Total Real and Personal Property	<u>30,605,374,212</u>

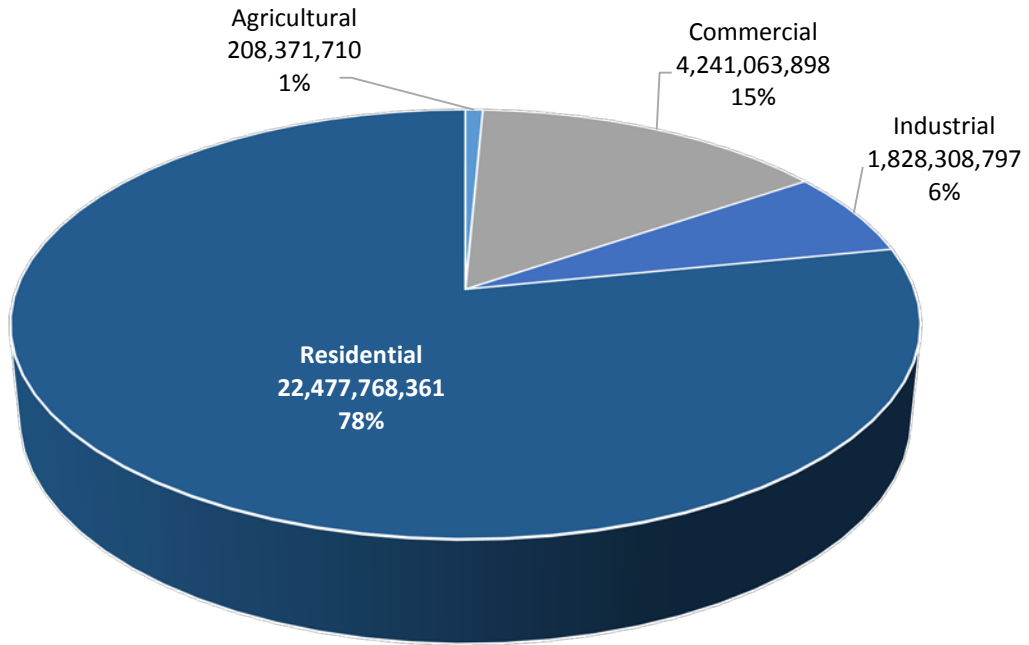
Please mail this form to the address below within fifteen days of submission of the Recommended County Equalized Valuations to the County of Commissioners.

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

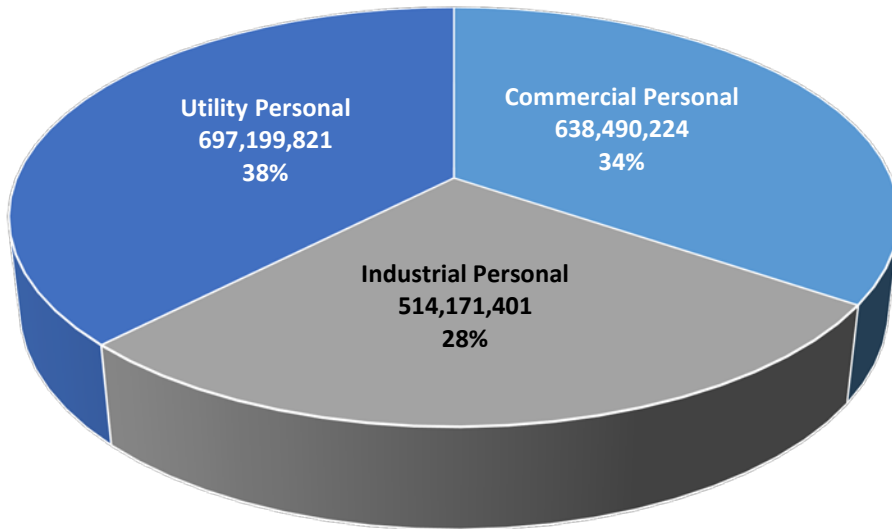
Signature of Equalization Director 	Date April 12, 2016
---	------------------------



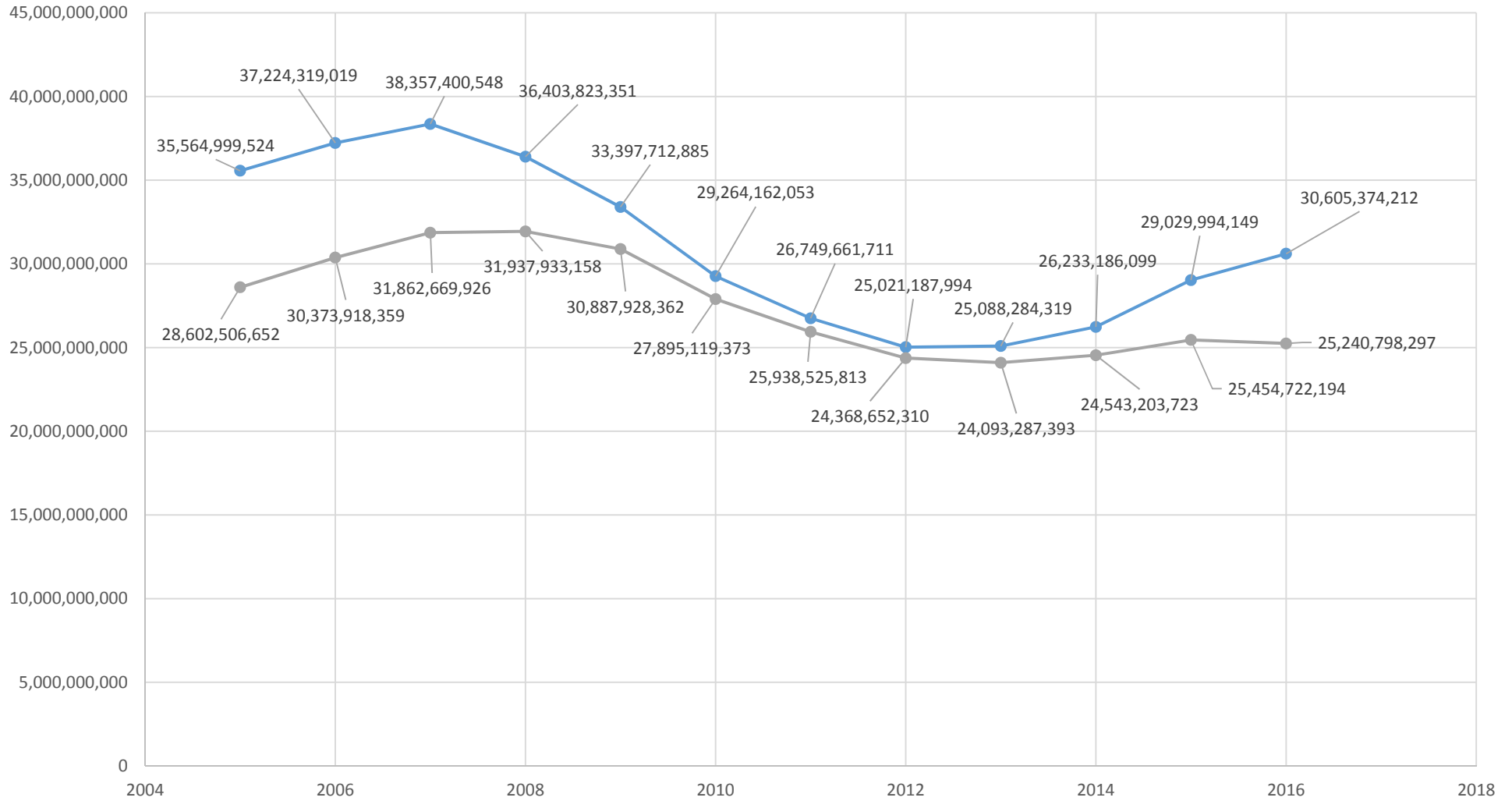
### 2016 Equalized Value - Real Property Distribution



### 2016 Equalized Value - Personal Property Distribution



## State Equalized Value vs. Taxable Value



## 2016 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.
<b>Cities</b>						
Center Line				48,937,280	48,937,280	1.0000
Eastpointe				87,522,030	87,522,030	1.0000
Fraser				71,363,059	71,363,059	1.0000
Memphis				3,692,500	3,692,500	1.0000
Mt. Clemens				96,014,513	96,014,513	1.0000
New Baltimore				33,266,200	33,266,200	1.0000
Richmond				38,587,900	38,587,900	1.0000
Roseville				267,322,764	267,322,764	1.0000
St. Clair Shores				220,273,300	220,273,300	1.0000
Sterling Heights				763,036,127	763,036,127	1.0000
Utica				105,712,661	105,712,661	1.0000
Warren				574,574,110	574,574,110	1.0000
Total Cities				2,310,302,444	2,310,302,444	
<b>Townships</b>						
Armada	32,438,100	32,438,100	1.0000	9,403,100	9,403,100	1.0000
Bruce	17,914,020	17,914,020	1.0000	17,881,418	17,881,418	1.0000
Chesterfield	6,947,750	6,947,750	1.0000	215,826,150	215,826,150	1.0000
Clinton				715,530,400	715,530,400	1.0000
Harrison				99,018,110	99,018,110	1.0000
Grosse Pointe Shores						
Lenox	40,667,389	40,667,389	1.0000	51,567,300	51,567,300	1.0000
Macomb	23,245,610	23,245,610	1.0000	217,460,010	217,460,010	1.0000
Ray	37,489,070	37,489,070	1.0000	7,755,300	7,755,300	1.0000
Richmond	34,051,071	34,051,071	1.0000	5,082,166	5,082,166	1.0000
Shelby				480,039,500	480,039,500	1.0000
Washington	15,618,700	15,618,700	1.0000	111,198,000	111,198,000	1.0000
Total Townships	208,371,710	208,371,710		1,930,761,454	1,930,761,454	
<b>Grand Total</b>	<b>208,371,710</b>	<b>208,371,710</b>		<b>4,241,063,898</b>	<b>4,241,063,898</b>	





## 2016 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.
<b>Cities</b>						
Center Line	19,597,340	19,597,340	1.0000	77,524,200	77,524,200	1.0000
Eastpointe	2,158,030	2,158,030	1.0000	365,963,720	365,963,720	1.0000
Fraser	80,544,632	80,544,632	1.0000	306,786,424	306,786,424	1.0000
Memphis	370,400	370,400	1.0000	14,239,058	14,239,058	1.0000
Mt. Clemens	29,385,246	29,385,246	1.0000	217,200,517	217,200,517	1.0000
New Baltimore	13,172,800	13,172,800	1.0000	368,994,100	368,994,100	1.0000
Richmond	5,042,800	5,042,800	1.0000	138,567,000	138,567,000	1.0000
Roseville	56,237,733	56,237,733	1.0000	551,499,081	551,499,081	1.0000
St. Clair Shores	11,586,600	11,586,600	1.0000	1,470,150,200	1,470,150,200	1.0000
Sterling Heights	379,166,900	379,166,900	1.0000	3,517,006,700	3,517,006,700	1.0000
Utica	1,942,654	1,942,654	1.0000	89,939,058	89,939,058	1.0000
Warren	578,180,810	578,180,810	1.0000	2,222,026,347	2,222,026,347	1.0000
<b>Total Cities</b>	<b>1,177,385,945</b>	<b>1,177,385,945</b>		<b>9,339,896,405</b>	<b>9,339,896,405</b>	
<b>Townships</b>						
Armada	14,361,500	14,361,500	1.0000	196,874,000	196,161,727	0.9964
Bruce	52,998,060	52,998,060	1.0000	396,790,567	396,790,567	1.0000
Chesterfield	137,029,325	137,029,325	1.0000	1,360,754,665	1,360,754,665	1.0000
Clinton	135,126,600	135,126,600	1.0000	2,184,632,600	2,184,632,600	1.0000
Harrison	27,583,470	27,583,470	1.0000	879,926,530	879,926,530	1.0000
Grosse Pointe Shores				12,519,820	12,519,820	1.0000
Lenox	20,116,800	20,116,800	1.0000	192,400,000	192,400,000	1.0000
Macomb	55,135,960	55,135,960	1.0000	3,380,364,205	3,380,364,205	1.0000
Ray	5,056,300	5,056,300	1.0000	168,386,800	168,386,800	1.0000
Richmond	2,049,287	2,049,287	1.0000	135,957,457	135,957,457	1.0000
Shelby	176,490,450	176,490,450	1.0000	2,979,960,275	2,979,960,275	1.0000
Washington	24,975,100	24,975,100	1.0000	1,250,017,310	1,250,017,310	1.0000
<b>Total Townships</b>	<b>650,922,852</b>	<b>650,922,852</b>		<b>13,138,584,229</b>	<b>13,137,871,956</b>	
<b>Grand Total</b>	<b>1,828,308,797</b>	<b>1,828,308,797</b>		<b>22,478,480,634</b>	<b>22,477,768,361</b>	



## 2016 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.
<b>Cities</b>					
Center Line				146,058,820	146,058,820
Eastpointe				455,643,780	455,643,780
Fraser				458,694,115	458,694,115
Memphis				18,301,958	18,301,958
Mt. Clemens				342,600,276	342,600,276
New Baltimore				415,433,100	415,433,100
Richmond				182,197,700	182,197,700
Roseville				875,059,578	875,059,578
St. Clair Shores				1,702,010,100	1,702,010,100
Sterling Heights				4,659,209,727	4,659,209,727
Utica				197,594,373	197,594,373
Warren				3,374,781,267	3,374,781,267
Total Cities				12,827,584,794	12,827,584,794
<b>Townships</b>					
Armada				253,076,700	252,364,427
Bruce				485,584,065	485,584,065
Chesterfield				1,720,557,890	1,720,557,890
Clinton				3,035,289,600	3,035,289,600
Harrison				1,006,528,110	1,006,528,110
Grosse Pointe Shores				12,519,820	12,519,820
Lenox				304,751,489	304,751,489
Macomb				3,676,205,785	3,676,205,785
Ray				218,687,470	218,687,470
Richmond				177,139,981	177,139,981
Shelby				3,636,490,225	3,636,490,225
Washington				1,401,809,110	1,401,809,110
Total Townships				15,928,640,245	15,927,927,972
<b>Grand Total</b>				<b>28,756,225,039</b>	<b>28,755,512,766</b>



## 2016 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.
<b>Cities</b>					
Center Line	22,460,920	22,460,920	1.0000	168,519,740	168,519,740
Eastpointe	38,871,090	38,871,090	1.0000	494,514,870	494,514,870
Fraser	43,251,629	43,251,629	1.0000	501,945,744	501,945,744
Memphis	1,304,000	1,304,000	1.0000	19,605,958	19,605,958
Mt. Clemens	24,736,591	24,736,591	1.0000	367,336,867	367,336,867
New Baltimore	11,814,250	11,814,250	1.0000	427,247,350	427,247,350
Richmond	9,053,500	9,053,500	1.0000	191,251,200	191,251,200
Roseville	89,745,690	89,745,690	1.0000	964,805,268	964,805,268
St. Clair Shores	56,903,700	56,903,700	1.0000	1,758,913,800	1,758,913,800
Sterling Heights	289,981,650	289,981,650	1.0000	4,949,191,377	4,949,191,377
Utica	15,765,806	15,765,806	1.0000	213,360,179	213,360,179
Warren	405,829,168	405,829,168	1.0000	3,780,610,435	3,780,610,435
<b>Total Cities</b>	<b>1,009,717,994</b>	<b>1,009,717,994</b>		<b>13,837,302,788</b>	<b>13,837,302,788</b>
<b>Townships</b>					
Armada	101,717,097	101,717,097	1.0000	354,793,797	354,081,524
Bruce	46,822,730	46,822,730	1.0000	532,406,795	532,406,795
Chesterfield	93,137,438	93,137,438	1.0000	1,813,695,328	1,813,695,328
Clinton	147,570,600	147,570,600	1.0000	3,182,860,200	3,182,860,200
Harrison	20,759,240	20,759,240	1.0000	1,027,287,350	1,027,287,350
Grosse Pointe Shores	136,290	136,290	1.0000	12,656,110	12,656,110
Lenox	38,580,600	38,580,600	1.0000	343,332,089	343,332,089
Macomb	102,387,880	102,387,880	1.0000	3,778,593,665	3,778,593,665
Ray	19,711,100	19,711,100	1.0000	238,398,570	238,398,570
Richmond	33,368,037	33,368,037	1.0000	210,508,018	210,508,018
Shelby	139,287,370	139,287,370	1.0000	3,775,777,595	3,775,777,595
Washington	96,665,070	96,665,070	1.0000	1,498,474,180	1,498,474,180
<b>Total Townships</b>	<b>840,143,452</b>	<b>840,143,452</b>		<b>16,768,783,697</b>	<b>16,768,071,424</b>
<b>Grand Total</b>	<b>1,849,861,446</b>	<b>1,849,861,446</b>		<b>30,606,086,485</b>	<b>30,605,374,212</b>



### CITY OF CENTER LINE - Summary of 2016 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	263	48,937,280	49.75%	98,369,150	48,937,280	1.0000
Industrial	45	19,597,340	49.76%	39,380,769	19,597,340	1.0000
Residential	2,443	77,524,200	49.74%	155,844,616	77,524,200	1.0000
Developmental Exempt	140					
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	2,891	146,058,820		293,594,535	146,058,820	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	342	4,403,820	49.69%	8,862,588	4,403,820	
Industrial	12	12,287,440	50.00%	24,574,880	12,287,440	
Residential						
Utility	5	5,769,660	50.00%	11,539,321	5,769,660	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	359	22,460,920	49.94%	44,976,789	22,460,920	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
<b>Combined Totals</b>						
	<b>3,250</b>	<b>168,519,740</b>		<b>338,571,324</b>	<b>168,519,740</b>	



### CITY OF EASTPOINTE - Summary of 2016 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	751	87,522,030	49.39%	177,189,292	87,522,030	1.0000
Industrial	14	2,158,030	49.50%	4,359,737	2,158,030	1.0000
Residential	12,934	365,963,720	49.80%	734,793,794	365,963,720	1.0000
Developmental Exempt	175					
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	13,874	455,643,780		916,342,823	455,643,780	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	940	9,363,030	49.42%	18,945,831	9,363,030	
Industrial	7	608,030	50.00%	1,216,060	608,030	
Residential						
Utility	6	28,900,030	50.00%	57,800,070	28,900,030	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	953	38,871,090	49.86%	77,961,961	38,871,090	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
<b>Combined Totals</b>						
	<b>14,827</b>	<b>494,514,870</b>		<b>994,304,784</b>	<b>494,514,870</b>	



### CITY OF FRASER - Summary of 2016 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	244	71,363,059	49.72%	143,540,469	71,363,059	1.0000
Industrial	250	80,544,632	49.23%	163,600,695	80,544,632	1.0000
Residential	4,992	306,786,424	49.59%	618,605,210	306,786,424	1.0000
Developmental Exempt	105					
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	5,591	458,694,115		925,746,374	458,694,115	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	661	13,067,296	49.75%	26,265,921	13,067,296	
Industrial	153	23,278,203	49.85%	46,696,495	23,278,203	
Residential						
Utility	3	6,906,130	50.00%	13,812,260	6,906,130	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	817	43,251,629	49.84%	86,774,676	43,251,629	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
<b>Combined Totals</b>						
	<b>6,408</b>	<b>501,945,744</b>		<b>1,012,521,050</b>	<b>501,945,744</b>	



## CITY OF MEMPHIS - Summary of 2016 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	37	3,692,500	49.00%	7,535,528	3,692,500	1.0000
Industrial	1	370,400	49.71%	745,164	370,400	1.0000
Residential	296	14,239,058	49.76%	28,614,277	14,239,058	1.0000
Developmental Exempt	26					
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	360	18,301,958		36,894,969	18,301,958	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	44	144,600	50.00%	289,200	144,600	
Industrial	1	916,800	50.00%	1,833,600	916,800	
Residential						
Utility	2	242,600	50.00%	485,200	242,600	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	47	1,304,000	50.00%	2,608,000	1,304,000	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
<b>Combined Totals</b>						
	<b>407</b>	<b>19,605,958</b>		<b>39,502,969</b>	<b>19,605,958</b>	



**CITY OF MOUNT CLEMENS - Summary of 2016 Valuations**

<b>Real Property</b>						
<b>Classification</b>	<b>Parcel Count</b>	<b>Assessed Value</b>	<b>Ratio to True Cash</b>	<b>True Cash Value</b>	<b>County Equalized Value</b>	<b>Factor</b>
Agricultural						
Commercial	534	96,014,513	49.69%	193,212,204	96,014,513	1.0000
Industrial	109	29,385,246	49.91%	58,880,199	29,385,246	1.0000
Residential	5,351	217,200,517	49.48%	438,966,104	217,200,517	1.0000
Developmental Exempt	257					
<b>Real Property Totals</b>	<b>6,251</b>	<b>342,600,276</b>		<b>691,058,507</b>	<b>342,600,276</b>	
<b>Personal Property</b>						
<b>Classification</b>	<b>Parcel Count</b>	<b>Assessed Value</b>	<b>Ratio to True Cash</b>	<b>True Cash Value</b>	<b>County Equalized Value</b>	<b>Factor</b>
Agricultural						
Commercial	852	10,410,522	50.15%	20,758,768	10,410,522	
Industrial	22	5,465,402	48.87%	11,183,552	5,465,402	
Residential						
Utility	4	8,860,667	50.00%	17,721,332	8,860,667	
<b>Personal Property Totals</b>	<b>878</b>	<b>24,736,591</b>	<b>49.81%</b>	<b>49,663,652</b>	<b>24,736,591</b>	<b>1.0000</b>
<b>Combined Totals</b>	<b>7,129</b>	<b>367,336,867</b>		<b>740,722,159</b>	<b>367,336,867</b>	





## CITY OF NEW BALTIMORE - Summary of 2016 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	179	33,266,200	49.74%	66,885,284	33,266,200	1.0000
Industrial	51	13,172,800	49.34%	26,695,584	13,172,800	1.0000
Residential	4,259	368,994,100	49.41%	746,822,152	368,994,100	1.0000
Developmental Exempt	81					
Real Property Totals						
	4,570	415,433,100		840,403,020	415,433,100	
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	324	3,512,630	49.80%	7,053,474	3,512,630	
Industrial	20	2,765,090	50.00%	5,530,180	2,765,090	
Residential						
Utility	2	5,536,530	50.00%	11,073,061	5,536,530	
Personal Property Totals						
	346	11,814,250	49.94%	23,656,715	11,814,250	1.0000
Combined Totals						
	4,916	427,247,350		864,059,735	427,247,350	



### CITY OF RICHMOND - Summary of 2016 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	200	38,587,900	49.85%	77,406,120	38,587,900	1.0000
Industrial	16	5,042,800	49.85%	10,115,880	5,042,800	1.0000
Residential	2,058	138,567,000	49.42%	280,394,244	138,567,000	1.0000
Developmental Exempt	93					
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	2,367	182,197,700		367,916,244	182,197,700	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	268	5,440,700	49.99%	10,883,577	5,440,700	
Industrial	6	702,400	48.09%	1,460,595	702,400	
Residential						
Utility	4	2,910,400	50.00%	5,820,720	2,910,400	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	278	9,053,500	49.84%	18,164,892	9,053,500	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
<b>Combined Totals</b>						
	2,645	191,251,200		386,081,136	191,251,200	



### CITY OF ROSEVILLE - Summary of 2016 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	996	267,322,764	49.90%	535,717,505	267,322,764	1.0000
Industrial	159	56,237,733	49.94%	112,614,510	56,237,733	1.0000
Residential	17,399	551,499,081	49.96%	1,103,803,798	551,499,081	1.0000
Developmental Exempt	273					
Real Property Totals						
	18,827	875,059,578		1,752,135,813	875,059,578	
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,337	40,491,590	49.92%	81,112,961	40,491,590	
Industrial	152	30,725,000	50.06%	61,376,348	30,725,000	
Residential						
Utility	6	18,529,100	50.00%	37,058,206	18,529,100	
Personal Property Totals						
	1,495	89,745,690	49.98%	179,547,515	89,745,690	1.0000
Combined Totals						
	20,322	964,805,268		1,931,683,328	964,805,268	



### CITY OF ST. CLAIR SHORES - Summary of 2016 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,081	220,273,300	49.92%	441,272,320	220,273,300	1.0000
Industrial	61	11,586,600	49.88%	23,230,974	11,586,600	1.0000
Residential	26,145	1,470,150,200	49.95%	2,943,442,398	1,470,150,200	1.0000
Developmental Exempt	379					
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	27,666	1,702,010,100		3,407,945,692	1,702,010,100	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,460	26,893,700	49.32%	54,528,994	26,893,700	
Industrial	18	2,314,100	47.91%	4,830,099	2,314,100	
Residential						
Utility	8	27,695,900	50.00%	55,391,978	27,695,900	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	1,486	56,903,700	49.59%	114,751,071	56,903,700	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
<b>Combined Totals</b>						
	29,152	1,758,913,800		3,522,696,763	1,758,913,800	



## CITY OF STERLING HEIGHTS - Summary of 2016 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,167	763,036,127	49.92%	1,528,608,971	763,036,127	1.0000
Industrial	654	379,166,900	49.98%	758,678,022	379,166,900	1.0000
Residential	41,882	3,517,006,700	49.32%	7,131,479,455	3,517,006,700	1.0000
Developmental Exempt	594					
Real Property Totals						
	44,297	4,659,209,727		9,418,766,448	4,659,209,727	
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	2,794	111,827,650	50.10%	223,208,882	111,827,650	
Industrial	376	109,448,750	49.66%	220,396,195	109,448,750	
Residential						
Utility	12	68,705,250	50.00%	137,410,512	68,705,250	
Personal Property Totals						
	3,182	289,981,650	49.91%	581,015,589	289,981,650	1.0000
Combined Totals						
	47,479	4,949,191,377		9,999,782,037	4,949,191,377	



### CITY OF UTICA - Summary of 2016 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	240	105,712,661	49.87%	211,957,508	105,712,661	1.0000
Industrial	17	1,942,654	49.95%	3,889,031	1,942,654	1.0000
Residential	1,344	89,939,058	49.89%	180,283,592	89,939,058	1.0000
Developmental Exempt						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	1,601	197,594,373		396,130,131	197,594,373	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	455	11,393,873	49.94%	22,815,124	11,393,873	
Industrial	3	173,254	50.00%	346,508	173,254	
Residential						
Utility	4	4,198,679	50.00%	8,397,356	4,198,679	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	462	15,765,806	49.96%	31,558,988	15,765,806	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
<b>Combined Totals</b>						
	<b>2,063</b>	<b>213,360,179</b>		<b>427,689,119</b>	<b>213,360,179</b>	



### CITY OF WARREN - Summary of 2016 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	2,031	574,574,110	49.99%	1,149,282,404	574,574,110	1.0000
Industrial	1,598	578,180,810	49.99%	1,156,545,592	578,180,810	1.0000
Residential	51,188	2,222,026,347	50.00%	4,444,368,359	2,222,026,347	1.0000
Developmental Exempt	2,090					
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	56,907	3,374,781,267		6,750,196,355	3,374,781,267	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	3,937	174,114,777	49.89%	348,997,348	174,114,777	
Industrial	514	153,630,276	50.00%	307,260,552	153,630,276	
Residential						
Utility	23	78,084,115	50.00%	156,168,215	78,084,115	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	4,474	405,829,168	49.95%	812,426,115	405,829,168	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
<b>Combined Totals</b>						
	<b>61,381</b>	<b>3,780,610,435</b>		<b>7,562,622,470</b>	<b>3,780,610,435</b>	



## TOWNSHIP OF ARMADA - Summary of 2016 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	208	32,438,100	49.56%	65,451,681	32,438,100	1.0000
Commercial	69	9,403,100	49.42%	19,025,452	9,403,100	1.0000
Industrial	48	14,361,500	49.87%	28,800,560	14,361,500	1.0000
Residential	2,099	196,874,000	50.18%	392,323,453	196,161,727	0.9964
Developmental Exempt	89					
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	2,513	253,076,700		505,601,146	252,364,427	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	129	1,990,132	50.00%	3,980,264	1,990,132	
Industrial	21	1,570,754	49.99%	3,142,137	1,570,754	
Residential						
Utility	12	98,156,211	50.00%	196,312,455	98,156,211	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	162	101,717,097	50.00%	203,434,856	101,717,097	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
<b>Combined Totals</b>						
	<b>2,675</b>	<b>354,793,797</b>		<b>709,036,002</b>	<b>354,081,524</b>	





## TOWNSHIP OF BRUCE - Summary of 2016 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	107	17,914,020	49.37%	36,287,051	17,914,020	1.0000
Commercial	91	17,881,418	49.61%	36,042,596	17,881,418	1.0000
Industrial	114	52,998,060	49.60%	106,850,105	52,998,060	1.0000
Residential	3,787	396,790,567	49.77%	797,205,397	396,790,567	1.0000
Developmental Exempt	160					
Real Property Totals						
	4,259	485,584,065		976,385,149	485,584,065	
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	261	3,304,410	48.27%	6,845,681	3,304,410	
Industrial	59	8,972,230	50.00%	17,944,460	8,972,230	
Residential						
Utility	14	34,546,090	50.00%	69,092,181	34,546,090	
Personal Property Totals						
	334	46,822,730	49.87%	93,882,322	46,822,730	1.0000
Combined Totals						
	4,593	532,406,795		1,070,267,471	532,406,795	



## TOWNSHIP OF CHESTERFIELD - Summary of 2016 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	75	6,947,750	49.97%	13,902,714	6,947,750	1.0000
Commercial	546	215,826,150	49.88%	432,720,861	215,826,150	1.0000
Industrial	366	137,029,325	49.50%	276,834,989	137,029,325	1.0000
Residential	16,172	1,360,754,665	49.23%	2,764,299,747	1,360,754,665	1.0000
Developmental Exempt	549					
Real Property Totals						
	17,708	1,720,557,890		3,487,758,311	1,720,557,890	
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	995	33,508,789	49.71%	67,408,547	33,508,789	
Industrial	147	36,642,857	49.95%	73,359,073	36,642,857	
Residential						
Utility	13	22,985,792	50.00%	45,971,579	22,985,792	
Personal Property Totals						
	1,155	93,137,438	49.88%	186,739,199	93,137,438	1.0000
Combined Totals						
	18,863	1,813,695,328		3,674,497,510	1,813,695,328	



## TOWNSHIP OF CLINTON - Summary of 2016 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,446	715,530,400	49.78%	1,437,280,114	715,530,400	1.0000
Industrial	452	135,126,600	49.54%	272,778,609	135,126,600	1.0000
Residential	30,682	2,184,632,600	49.49%	4,414,396,174	2,184,632,600	1.0000
Developmental Exempt	1,317					
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	33,897	3,035,289,600		6,124,454,897	3,035,289,600	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	3,026	71,919,100	50.12%	143,493,815	71,919,100	
Industrial	218	29,117,300	49.72%	58,562,551	29,117,300	
Residential						
Utility	14	46,534,200	50.00%	93,068,340	46,534,200	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	3,258	147,570,600	50.00%	295,124,706	147,570,600	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
<b>Combined Totals</b>						
	<b>37,155</b>	<b>3,182,860,200</b>		<b>6,419,579,603</b>	<b>3,182,860,200</b>	



## TOWNSHIP OF HARRISON - Summary of 2016 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	285	99,018,110	49.96%	198,196,937	99,018,110	1.0000
Industrial	128	27,583,470	49.93%	55,244,426	27,583,470	1.0000
Residential	11,095	879,926,530	49.95%	1,761,574,741	879,926,530	1.0000
Developmental Exempt	409					
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	11,917	1,006,528,110		2,015,016,104	1,006,528,110	
<hr style="border-top: 1px dashed #000;"/>						
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	407	5,350,330	49.55%	10,797,841	5,350,330	
Industrial	55	3,441,340	50.03%	6,878,552	3,441,340	
Residential						
Utility	2	11,967,570	50.00%	23,934,788	11,967,570	
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	464	20,759,240	49.89%	41,611,181	20,759,240	1.0000
<hr style="border-top: 1px dashed #000;"/>						
<b>Combined Totals</b>						
	<b>12,381</b>	<b>1,027,287,350</b>		<b>2,056,627,285</b>	<b>1,027,287,350</b>	



**VILLAGE OF GROSSE POINTE SHORES - Summary of 2016 Valuations**

<b>Real Property</b>						
<b>Classification</b>	<b>Parcel Count</b>	<b>Assessed Value</b>	<b>Ratio to True Cash</b>	<b>True Cash Value</b>	<b>County Equalized Value</b>	<b>Factor</b>
Agricultural						
Commercial						
Industrial						
Residential	44	12,519,820	50.00%	25,039,673	12,519,820	1.0000
Developmental						
Exempt						
<b>Real Property Totals</b>	<b>44</b>	<b>12,519,820</b>		<b>25,039,673</b>	<b>12,519,820</b>	
<b>Personal Property</b>						
<b>Classification</b>	<b>Parcel Count</b>	<b>Assessed Value</b>	<b>Ratio to True Cash</b>	<b>True Cash Value</b>	<b>County Equalized Value</b>	<b>Factor</b>
Agricultural						
Commercial	4	14,080	50.00%	28,160	14,080	
Industrial						
Residential						
Utility	2	122,210	50.00%	244,419	122,210	
<b>Personal Property Totals</b>	<b>6</b>	<b>136,290</b>	<b>50.00%</b>	<b>272,579</b>	<b>136,290</b>	<b>1.0000</b>
<b>Combined Totals</b>	<b>50</b>	<b>12,656,110</b>		<b>25,312,252</b>	<b>12,656,110</b>	



## TOWNSHIP OF LENOX - Summary of 2016 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	371	40,667,389	49.91%	81,478,258	40,667,389	1.0000
Commercial	171	51,567,300	49.97%	103,202,850	51,567,300	1.0000
Industrial	53	20,116,800	49.24%	40,853,134	20,116,800	1.0000
Residential	2,832	192,400,000	49.24%	390,748,218	192,400,000	1.0000
Developmental Exempt	148					NA
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	3,575	304,751,489		616,282,460	304,751,489	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	240	6,176,900	49.45%	12,491,202	6,176,900	
Industrial	20	9,353,400	50.00%	18,706,800	9,353,400	
Residential						
Utility	30	23,050,300	50.00%	46,100,844	23,050,300	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	290	38,580,600	49.91%	77,298,846	38,580,600	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
<b>Combined Totals</b>						
	<b>3,865</b>	<b>343,332,089</b>		<b>693,581,306</b>	<b>343,332,089</b>	



## TOWNSHIP OF MACOMB - Summary of 2016 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	67	23,245,610	49.94%	46,545,012	23,245,610	1.0000
Commercial	353	217,460,010	49.77%	436,900,904	217,460,010	1.0000
Industrial	153	55,135,960	49.81%	110,699,565	55,135,960	1.0000
Residential	29,206	3,380,364,205	49.56%	6,821,241,967	3,380,364,205	1.0000
Developmental Exempt	102					NA
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	29,881	3,676,205,785		7,415,387,448	3,676,205,785	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	885	29,531,110	49.86%	59,228,058	29,531,110	
Industrial	68	20,118,000	49.90%	40,316,633	20,118,000	
Residential						
Utility	21	52,738,770	50.00%	105,477,542	52,738,770	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	974	102,387,880	49.94%	205,022,233	102,387,880	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
<b>Combined Totals</b>						
	<b>30,855</b>	<b>3,778,593,665</b>		<b>7,620,409,681</b>	<b>3,778,593,665</b>	



## TOWNSHIP OF RAY - Summary of 2016 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	314	37,489,070	49.90%	75,130,744	37,489,070	1.0000
Commercial	115	7,755,300	49.83%	15,564,233	7,755,300	1.0000
Industrial	45	5,056,300	49.75%	10,163,253	5,056,300	1.0000
Residential	1,626	168,386,800	49.53%	339,986,211	168,386,800	1.0000
Developmental Exempt	196					
Real Property Totals						
	2,296	218,687,470		440,844,441	218,687,470	
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	144	2,499,600	49.91%	5,008,215	2,499,600	
Industrial						
Residential						
Utility	23	17,211,500	50.00%	34,422,988	17,211,500	
Personal Property Totals						
	167	19,711,100	49.99%	39,431,203	19,711,100	1.0000
Combined Totals						
	2,463	238,398,570		480,275,644	238,398,570	





## TOWNSHIP OF RICHMOND - Summary of 2016 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	283	34,051,071	49.33%	69,026,597	34,051,071	1.0000
Commercial	28	5,082,166	49.30%	10,309,287	5,082,166	1.0000
Industrial	23	2,049,287	49.54%	4,136,246	2,049,287	1.0000
Residential	1,477	135,957,457	49.66%	273,801,822	135,957,457	1.0000
Developmental Exempt	44					
Real Property Totals						
	1,855	177,139,981		357,273,952	177,139,981	
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	66	816,775	50.00%	1,633,550	816,775	
Industrial	5	147,805	50.00%	295,610	147,805	
Residential						
Utility	17	32,403,457	50.00%	64,806,908	32,403,457	
Personal Property Totals						
	88	33,368,037	50.00%	66,736,068	33,368,037	1.0000
Combined Totals						
	1,943	210,508,018		424,010,020	210,508,018	



## TOWNSHIP OF SHELBY - Summary of 2016 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	972	480,039,500	49.57%	968,317,228	480,039,500	1.0000
Industrial	539	176,490,450	49.54%	356,250,204	176,490,450	1.0000
Residential	26,463	2,979,960,275	49.57%	6,011,401,402	2,979,960,275	1.0000
Developmental Exempt	513					
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	28,487	3,636,490,225		7,335,968,834	3,636,490,225	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	2,258	59,041,020	49.80%	118,556,265	59,041,020	
Industrial	174	31,557,800	49.89%	63,254,760	31,557,800	
Residential						
Utility	16	48,688,550	50.00%	97,377,059	48,688,550	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	2,448	139,287,370	49.89%	279,188,084	139,287,370	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
<b>Combined Totals</b>						
	<b>30,935</b>	<b>3,775,777,595</b>		<b>7,615,156,918</b>	<b>3,775,777,595</b>	



## TOWNSHIP OF WASHINGTON - Summary of 2016 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	87	15,618,700	49.93%	31,279,624	15,618,700	1.0000
Commercial	378	111,198,000	49.50%	224,659,691	111,198,000	1.0000
Industrial	102	24,975,100	49.32%	50,639,643	24,975,100	1.0000
Residential	10,042	1,250,017,310	49.85%	2,507,364,464	1,250,017,310	1.0000
Developmental Exempt	279					
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	10,888	1,401,809,110		2,813,943,422	1,401,809,110	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	710	13,273,790	49.50%	26,815,738	13,273,790	
Industrial	25	30,935,170	50.00%	61,870,340	30,935,170	
Residential						
Utility	20	52,456,110	50.00%	104,912,195	52,456,110	
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	755	96,665,070	49.93%	193,598,273	96,665,070	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
<b>Combined Totals</b>						
	<b>11,643</b>	<b>1,498,474,180</b>		<b>3,007,541,695</b>	<b>1,498,474,180</b>	



## ALL LOCAL UNITS - Summary of 2016 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	1,512	208,371,710	49.72%	419,101,681	208,371,710	1.0000	137,812	277,184	
Commercial	12,177	4,241,063,898	49.82%	8,513,196,908	4,241,063,898	1.0000	348,285	699,121	
Industrial	4,998	1,828,308,797	49.79%	3,671,986,891	1,828,308,797	1.0000	365,808	734,691	
Residential	305,816	22,478,480,634	49.61%	45,306,801,268	22,477,768,361	1.0000	73,501	148,151	
Developmental Exempt	8,019								
<b>Real Property Totals</b>		<b>332,522</b>	<b>28,756,225,039</b>		<b>57,911,086,748</b>	<b>28,755,512,766</b>			
Personal Property									
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor	Average Assessed	Average True Cash	
Agricultural									
Commercial	22,539	638,490,224	49.88%	1,280,010,004	638,490,224		28,328	56,791	
Industrial	2,076	514,171,401	49.87%	1,031,035,980	514,171,401		247,674	496,645	
Residential									
Utility	263	697,199,821	50.00%	1,394,399,529	697,199,821		2,650,950	5,301,899	
<b>Personal Property Totals</b>		<b>24,878</b>	<b>1,849,861,446</b>	<b>49.92%</b>	<b>3,705,445,513</b>	<b>1,849,861,446</b>	<b>1.0000</b>	<b>74,357</b>	<b>148,945</b>
<b>Combined Totals</b>		<b>357,400</b>	<b>30,606,086,485</b>		<b>61,616,532,261</b>	<b>30,605,374,212</b>		<b>85,633</b>	<b>172,402</b>



## SUMMARY OF 2016 COUNTY EQUALIZED VALUATION CHANGES

Government Unit	REAL AGRICULTURAL C.E.V.				REAL COMMERCIAL C.E.V.			
	2015	2016	+/- from prev yr	% total County	2015	2016	+/- from prev yr	% total County
<b>Cities</b>								
Center Line					47,238,560	48,937,280	1,698,720	1.15%
Eastpointe					86,552,598	87,522,030	969,432	2.06%
Fraser					70,438,722	71,363,059	924,337	1.68%
Memphis					2,909,610	3,692,500	782,890	0.09%
Mt. Clemens					95,362,756	96,014,513	651,757	2.26%
New Baltimore					33,505,600	33,266,200	(239,400)	0.78%
Richmond					37,309,100	38,587,900	1,278,800	0.91%
Roseville					265,342,852	267,322,764	1,979,912	6.30%
St. Clair Shores					208,166,900	220,273,300	12,106,400	5.19%
Sterling Heights					702,545,939	763,036,127	60,490,188	17.99%
Utica					96,635,628	105,712,661	9,077,033	2.49%
Warren					552,421,890	574,574,110	22,152,220	13.55%
Total Cities					2,198,430,155	2,310,302,444	111,872,289	54.47%
<b>Townships</b>								
Armada	25,130,100	32,438,100	7,308,000	15.57%	8,281,300	9,403,100	1,121,800	0.22%
Bruce	15,966,490	17,914,020	1,947,530	8.60%	18,177,970	17,881,418	(296,552)	0.42%
Chesterfield	7,065,200	6,947,750	(117,450)	3.33%	207,884,490	215,826,150	7,941,660	5.09%
Clinton					677,868,000	715,530,400	37,662,400	16.87%
Harrison					93,970,080	99,018,110	5,048,030	2.33%
Grosse Pte Shores								
Lenox	38,506,500	40,667,389	2,160,889	19.52%	49,951,000	51,567,300	1,616,300	1.22%
Macomb	11,271,450	23,245,610	11,974,160	11.16%	206,929,041	217,460,010	10,530,969	5.13%
Ray	32,899,822	37,489,070	4,589,248	17.99%	8,307,746	7,755,300	(552,446)	0.18%
Richmond	27,715,639	34,051,071	6,335,432	16.34%	4,896,080	5,082,166	186,086	0.12%
Shelby					449,921,140	480,039,500	30,118,360	11.32%
Washington	15,267,800	15,618,700	350,900	7.50%	106,011,200	111,198,000	5,186,800	2.62%
Total Townships	173,823,001	208,371,710	34,548,709	100.00%	1,832,198,047	1,930,761,454	98,563,407	45.53%
<b>Grand Total</b>	<b>173,823,001</b>	<b>208,371,710</b>	<b>34,548,709</b>	<b>100%</b>	<b>4,030,628,202</b>	<b>4,241,063,898</b>	<b>210,435,696</b>	<b>100%</b>



## SUMMARY OF 2016 COUNTY EQUALIZED VALUATION CHANGES

Government Unit	REAL INDUSTRIAL C.E.V.				REAL RESIDENTIAL C.E.V.			
	2015	2016	+/- from prev yr	% total County	2015	2016	+/- from prev yr	% total County
<b>Cities</b>								
Center Line	18,619,330	19,597,340	978,010	1.07%	70,315,140	77,524,200	7,209,060	0.34%
Eastpointe	1,858,120	2,158,030	299,910	0.12%	329,649,433	365,963,720	36,314,287	1.63%
Fraser	73,847,886	80,544,632	6,696,746	4.41%	279,882,091	306,786,424	26,904,333	1.36%
Memphis	344,600	370,400	25,800	0.02%	13,434,990	14,239,058	804,068	0.06%
Mt. Clemens	27,054,506	29,385,246	2,330,740	1.61%	193,460,907	217,200,517	23,739,610	0.97%
New Baltimore	11,386,000	13,172,800	1,786,800	0.72%	342,349,933	368,994,100	26,644,167	1.64%
Richmond	4,478,300	5,042,800	564,500	0.28%	126,584,900	138,567,000	11,982,100	0.62%
Roseville	48,895,061	56,237,733	7,342,672	3.08%	498,090,561	551,499,081	53,408,520	2.45%
St. Clair Shores	11,333,200	11,586,600	253,400	0.63%	1,312,601,900	1,470,150,200	157,548,300	6.54%
Sterling Heights	354,805,100	379,166,900	24,361,800	20.74%	3,233,918,700	3,517,006,700	283,088,000	15.65%
Utica	1,724,439	1,942,654	218,215	0.11%	79,969,161	89,939,058	9,969,897	0.40%
Warren	557,876,810	578,180,810	20,304,000	31.62%	2,000,550,680	2,222,026,347	221,475,667	9.89%
<b>Total Cities</b>	<b>1,112,223,352</b>	<b>1,177,385,945</b>	<b>65,162,593</b>	<b>64.40%</b>	<b>8,480,808,396</b>	<b>9,339,896,405</b>	<b>859,088,009</b>	<b>41.55%</b>
<b>Townships</b>								
Armada	13,283,700	14,361,500	1,077,800	0.79%	175,837,200	196,161,727	20,324,527	0.87%
Bruce	49,295,970	52,998,060	3,702,090	2.90%	361,917,295	396,790,567	34,873,272	1.77%
Chesterfield	125,088,550	137,029,325	11,940,775	7.49%	1,236,621,895	1,360,754,665	124,132,770	6.05%
Clinton	122,637,800	135,126,600	12,488,800	7.39%	2,005,639,600	2,184,632,600	178,993,000	9.72%
Harrison	25,507,460	27,583,470	2,076,010	1.51%	812,504,880	879,926,530	67,421,650	3.91%
Grosse Pte Shores					11,129,530	12,519,820	1,390,290	0.06%
Lenox	20,218,700	20,116,800	(101,900)	1.10%	170,859,806	192,400,000	21,540,194	0.86%
Macomb	51,570,600	55,135,960	3,565,360	3.02%	3,078,970,957	3,380,364,205	301,393,248	15.04%
Ray	4,732,836	5,056,300	323,464	0.28%	154,879,895	168,386,800	13,506,905	0.75%
Richmond	1,715,715	2,049,287	333,572	0.11%	124,476,821	135,957,457	11,480,636	0.60%
Shelby	166,937,750	176,490,450	9,552,700	9.65%	2,724,379,812	2,979,960,275	255,580,463	13.26%
Washington	22,332,000	24,975,100	2,643,100	1.37%	1,137,043,100	1,250,017,310	112,974,210	5.56%
<b>Total Townships</b>	<b>603,321,081</b>	<b>650,922,852</b>	<b>47,601,771</b>	<b>35.60%</b>	<b>11,994,260,791</b>	<b>13,137,871,956</b>	<b>1,143,611,165</b>	<b>58.45%</b>
<b>Grand Total</b>	<b>1,715,544,433</b>	<b>1,828,308,797</b>	<b>112,764,364</b>	<b>100%</b>	<b>20,475,069,187</b>	<b>22,477,768,361</b>	<b>2,002,699,174</b>	<b>100%</b>



## SUMMARY OF 2016 COUNTY EQUALIZED VALUATION CHANGES

Government Unit	REAL DEVELOPMENTAL C.E.V.				ALL PERSONAL PROPERTY C.E.V.			
	2015	2016	+/- from prev yr	% total County	2015	2016	+/- from prev yr	% total County
<b>Cities</b>								
Center Line					32,021,100	22,460,920	(9,560,180)	1.21%
Eastpointe					32,921,130	38,871,090	5,949,960	2.10%
Fraser					72,898,309	43,251,629	(29,646,680)	2.34%
Memphis					1,021,100	1,304,000	282,900	0.07%
Mt. Clemens					46,821,555	24,736,591	(22,084,964)	1.34%
New Baltimore					13,279,837	11,814,250	(1,465,587)	0.64%
Richmond					8,293,000	9,053,500	760,500	0.49%
Roseville					108,356,470	89,745,690	(18,610,780)	4.85%
St. Clair Shores					59,584,700	56,903,700	(2,681,000)	3.08%
Sterling Heights					494,865,700	289,981,650	(204,884,050)	15.68%
Utica					16,363,692	15,765,806	(597,886)	0.85%
Warren					709,290,551	405,829,168	(303,461,383)	21.94%
Total Cities					1,595,717,144	1,009,717,994	(585,999,150)	54.58%
<b>Townships</b>								
Armada					120,054,792	101,717,097	(18,337,695)	5.50%
Bruce					84,117,870	46,822,730	(37,295,140)	2.53%
Chesterfield					123,373,120	93,137,438	(30,235,682)	5.03%
Clinton					180,852,500	147,570,600	(33,281,900)	7.98%
Harrison					24,051,875	20,759,240	(3,292,635)	1.12%
Grosse Pte Shores					127,950	136,290	8,340	0.01%
Lenox					38,131,700	38,580,600	448,900	2.09%
Macomb	23,225,120	-	(23,225,120)	-	119,225,750	102,387,880	(16,837,870)	5.53%
Ray					19,336,054	19,711,100	375,046	1.07%
Richmond					41,623,131	33,368,037	(8,255,094)	1.80%
Shelby					165,486,400	139,287,370	(26,199,030)	7.53%
Washington					99,605,920	96,665,070	(2,940,850)	5.23%
Total Townships	23,225,120	-	(23,225,120)	-	1,015,987,062	840,143,452	(175,843,610)	45.42%
<b>Grand Total</b>	<b>23,225,120</b>	<b>-</b>	<b>(23,225,120)</b>	<b>-</b>	<b>2,611,704,206</b>	<b>1,849,861,446</b>	<b>(761,842,760)</b>	<b>100%</b>



## SUMMARY OF 2016 COUNTY EQUALIZED VALUATION CHANGES

Government Unit	TOTAL REAL AND PERSONAL C.E.V.			
	2015	2016	+/- from prev yr	% of Total C.E.V.
<b>Cities</b>				
Center Line	168,194,130	168,519,740	325,610	0.55%
Eastpointe	450,981,281	494,514,870	43,533,589	1.62%
Fraser	497,067,008	501,945,744	4,878,736	1.64%
Memphis	17,710,300	19,605,958	1,895,658	0.06%
Mt. Clemens	362,699,724	367,336,867	4,637,143	1.20%
New Baltimore	400,521,370	427,247,350	26,725,980	1.40%
Richmond	176,665,300	191,251,200	14,585,900	0.62%
Roseville	920,684,944	964,805,268	44,120,324	3.15%
St. Clair Shores	1,591,686,700	1,758,913,800	167,227,100	5.75%
Sterling Heights	4,786,135,439	4,949,191,377	163,055,938	16.17%
Utica	194,692,920	213,360,179	18,667,259	0.70%
Warren	3,820,139,931	3,780,610,435	(39,529,496)	12.35%
<b>Total Cities</b>	<b>13,387,179,047</b>	<b>13,837,302,788</b>	<b>450,123,741</b>	<b>45.21%</b>
<b>Townships</b>				
Armada	342,587,092	354,081,524	11,494,432	1.16%
Bruce	529,475,595	532,406,795	2,931,200	1.74%
Chesterfield	1,700,033,255	1,813,695,328	113,662,073	5.93%
Clinton	2,986,997,900	3,182,860,200	195,862,300	10.40%
Harrison	956,034,295	1,027,287,350	71,253,055	3.36%
Grosse Pte Shores	11,257,480	12,656,110	1,398,630	0.04%
Lenox	317,667,706	343,332,089	25,664,383	1.12%
Macomb	3,491,192,918	3,778,593,665	287,400,747	12.35%
Ray	220,156,353	238,398,570	18,242,217	0.78%
Richmond	200,427,386	210,508,018	10,080,632	0.69%
Shelby	3,506,725,102	3,775,777,595	269,052,493	12.34%
Washington	1,380,260,020	1,498,474,180	118,214,160	4.90%
<b>Total Townships</b>	<b>15,642,815,102</b>	<b>16,768,071,424</b>	<b>1,125,256,322</b>	<b>54.79%</b>
<b>Grand Total</b>	<b>29,029,994,149</b>	<b>30,605,374,212</b>	<b>1,575,380,063</b>	<b>100%</b>





## SUMMARY OF 2016 COUNTY EQUALIZED VALUATION CHANGES

<b>County Equalized Value:</b>	2015	29,029,994,149
<b>Market Increase/Decrease from previous year:</b>		7.12%
<b>Indicated New Value/Loss in Value from previous year:</b>		-1.69%
<b>County Equalized Value:</b>	2016	30,605,374,212
<b>Total Change in Assessed Value from previous year:</b>		1,575,380,063
<b>Overall Assessment Change %</b>		5.43%



**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
<b>Cities</b>						
Center Line	147,827,785	147,827,785		146,419,241	1,408,544	0.95%
Eastpointe	441,076,820	441,076,820		441,076,820		
Fraser	423,053,860	421,436,401	1,617,459	421,436,401		
Memphis	17,060,429	17,060,429		17,060,429		
Mt. Clemens	308,288,356	307,415,060	873,296	307,415,060		
New Baltimore	360,899,331	359,452,095	1,447,236	359,452,095		
Richmond	163,134,842	163,134,842		163,134,842		
Roseville	852,445,427	849,790,976	2,654,451	849,790,976		
St. Clair Shores	1,411,427,600	1,411,427,600		1,411,427,600		
Sterling Heights	3,976,589,373	3,974,702,118	1,887,255	3,971,990,568	2,711,550	0.07%
Utica	180,638,755	180,638,755		180,638,755		
Warren	3,191,263,903	3,176,145,711	15,118,192	3,169,230,721	6,914,990	0.22%
<b>Total Cities</b>	<b>11,473,706,481</b>	<b>11,450,108,592</b>	<b>23,597,889</b>	<b>11,439,073,508</b>	<b>11,035,084</b>	<b>0.10%</b>
<b>Townships</b>						
Armada	292,745,126	292,745,126		292,745,126		
Bruce	430,047,717	428,358,784	1,688,933	428,358,784		
Chesterfield	1,504,022,678	1,492,358,125	11,664,553	1,492,358,125		
Clinton	2,689,367,573	2,681,632,718	7,734,855	2,671,411,608	10,221,110	0.38%
Harrison	873,149,530	873,149,530		870,638,320	2,511,210	0.29%
Grosse Pte Shores	10,533,574	10,533,574		10,533,574		
Lenox	259,974,530	259,655,016	319,514	259,655,016		
Macomb	3,170,583,930	3,161,522,620	9,061,310	3,161,522,620		
Ray	190,349,467	190,349,467		190,349,467		
Richmond	163,056,646	163,056,646		163,056,646		
Shelby	3,026,623,141	3,020,254,078	6,369,063	3,020,254,078		
Washington	1,242,472,135	1,240,841,425	1,630,710	1,240,841,425		
<b>Total Townships</b>	<b>13,852,926,047</b>	<b>13,814,457,109</b>	<b>38,468,938</b>	<b>13,801,724,789</b>	<b>12,732,320</b>	<b>0.09%</b>
<b>Grand Total</b>	<b>25,326,632,528</b>	<b>25,264,565,701</b>	<b>62,066,827</b>	<b>25,240,798,297</b>	<b>23,767,404</b>	<b>0.09%</b>



**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)	1,014,083,472	1,012,636,236	1,447,236	1,012,636,236		
Armada School District (IC)	404,777,488	404,777,488		404,777,488		
Center Line School District	400,282,727	400,282,727		398,874,183	1,408,544	0.35%
Chippewa Valley School District	3,365,699,690	3,357,684,113	8,015,577	3,351,161,313	6,522,800	0.19%
Clintondale School District	279,042,670	278,823,436	219,234	278,823,436		
East Detroit School District	492,759,722	492,759,722		492,759,722		
Fitzgerald School District	347,585,936	342,881,631	4,704,305	342,881,631		
Fraser School District	794,871,937	792,639,029	2,232,908	791,389,078	1,249,951	0.16%
Lakeshore School District	497,462,600	497,462,600		497,462,600		
Lakeview School District	503,196,400	503,196,400		503,196,400		
L'Anse Creuse School District	2,332,600,523	2,324,133,570	8,466,953	2,320,820,301	3,313,269	0.14%
Mount Clemens School District	430,258,396	429,385,100	873,296	427,738,800	1,646,300	0.38%
New Haven School District	571,190,414	559,727,395	11,463,019	559,727,395		
Richmond School District (IC)	307,374,408	307,374,408		307,374,408		
Romeo School District	1,569,960,776	1,566,641,133	3,319,643	1,566,641,133		
Roseville School District	782,526,730	779,872,279	2,654,451	779,872,279		
South Lake School District	471,258,224	471,258,224		471,258,224		
Utica School District	6,622,249,471	6,615,880,408	6,369,063	6,613,168,858	2,711,550	0.04%
Van Dyke School District	357,563,003	356,175,723	1,387,280	356,175,723		
Warren Cons. School District (IC)	3,138,711,641	3,136,245,366	2,466,275	3,130,993,376	5,251,990	0.17%
Warren Woods School District	490,445,090	481,997,503	8,447,587	480,334,503	1,663,000	0.35%
Almont School District	41,284,588	41,284,588		41,284,588		
Memphis School District	51,065,150	51,065,150		51,065,150		
Rochester School District	60,381,472	60,381,472		60,381,472		
<b>COUNTY TOTALS</b>	<b>25,326,632,528</b>	<b>25,264,565,701</b>	<b>62,066,827</b>	<b>25,240,798,297</b>	<b>23,767,404</b>	<b>0.09%</b>



**2016 BOARD OF REVIEW SUMMARY - Industrial Facilities Tax (IFT)**

Government Unit	ASSESSED VALUE			TAXABLE VALUE			MBOR IFT TAXABLE VALUE		
	Assessor	MBOR	MBOR Adj	Assessor	MBOR	MBOR Adj	Real	Personal	Total
<b>Cities</b>									
Center Line	4,627,730	4,627,730	-	4,481,531	4,481,531	-	3,592,631	888,900	4,481,531
Eastpointe	-	-	-	-	-	-	-	-	-
Fraser	24,925,723	24,925,723	-	23,925,430	23,925,430	-	8,380,963	15,544,467	23,925,430
Memphis	79,500	46,300	(33,200)	79,500	46,300	(33,200)	-	46,300	46,300
Mt Clemens	1,290,534	1,290,534	-	1,290,534	1,290,534	-	128,700	1,161,834	1,290,534
New Baltimore	2,156,060	2,156,060	-	1,942,749	1,942,749	-	701,189	1,241,560	1,942,749
Richmond	-	-	-	-	-	-	-	-	-
Roseville	9,407,843	9,407,843	-	8,999,710	8,999,710	-	4,733,630	4,266,080	8,999,710
St. Clair Shores	3,149,000	3,149,000	-	3,149,000	3,149,000	-	238,500	2,910,500	3,149,000
Sterling Heights	127,990,350	128,822,300	831,950	126,310,170	127,142,120	831,950	50,950,320	76,191,800	127,142,120
Utica	438,877	438,877	-	348,307	348,307	-	348,307	-	348,307
Warren	146,087,053	146,087,053	-	144,171,073	144,171,073	-	93,252,720	50,918,353	144,171,073
<b>Total Cities</b>	<b>320,152,670</b>	<b>320,951,420</b>	<b>798,750</b>	<b>314,698,004</b>	<b>315,496,754</b>	<b>798,750</b>	<b>162,326,960</b>	<b>153,169,794</b>	<b>315,496,754</b>
<b>Townships</b>									
Armada	1,337,814	1,337,814	-	1,276,149	1,276,149	-	413,535	862,614	1,276,149
Bruce	19,305,280	19,305,280	-	19,066,278	19,066,278	-	4,985,808	14,080,470	19,066,278
Chesterfield	13,239,294	13,239,294	-	12,733,642	12,733,642	-	2,954,748	9,778,894	12,733,642
Clinton	20,543,100	20,627,500	84,400	19,636,279	19,720,679	84,400	7,941,579	11,779,100	19,720,679
Harrison	2,309,080	2,309,080	-	2,262,560	2,262,560	-	353,620	1,908,940	2,262,560
Grosse Pointe Shores	-	-	-	-	-	-	-	-	-
Lenox	2,335,700	2,335,700	-	570,175	570,175	-	570,175	-	570,175
Macomb	11,512,930	11,512,930	-	10,340,870	10,340,870	-	4,784,210	5,556,660	10,340,870
Ray	-	-	-	-	-	-	-	-	-
Richmond	-	-	-	-	-	-	-	-	-
Shelby	24,728,550	24,728,550	-	23,717,358	23,717,358	-	17,629,808	6,087,550	23,717,358
Washington	399,820	399,820	-	399,820	399,820	-	217,400	182,420	399,820
<b>Total Townships</b>	<b>95,711,568</b>	<b>95,795,968</b>	<b>84,400</b>	<b>90,003,131</b>	<b>90,087,531</b>	<b>84,400</b>	<b>39,850,883</b>	<b>50,236,648</b>	<b>90,087,531</b>
<b>Grand Total</b>	<b>415,864,238</b>	<b>416,747,388</b>	<b>883,150</b>	<b>404,701,135</b>	<b>405,584,285</b>	<b>883,150</b>	<b>202,177,843</b>	<b>203,406,442</b>	<b>405,584,285</b>



<b>Government Unit</b>	<b>Average Residential T.C.V.</b>
Armada Township	\$186,910
Bruce Township	\$210,511
Center Line	\$63,792
Chesterfield Township	\$170,931
Clinton Township	\$143,876
Eastpointe	\$56,811
Fraser	\$123,919
Grosse Pointe Shores	\$569,083
Harrison Township	\$158,772
Lenox Township	\$137,976
Macomb Township	\$233,556
Memphis	\$96,670
Mt. Clemens	\$82,034
New Baltimore	\$175,352
Ray Township	\$209,094
Richmond	\$136,246
Richmond Township	\$185,377
Roseville	\$63,441
Shelby Township	\$227,163
St. Clair Shores	\$112,581
Sterling Heights	\$170,276
Utica	\$134,140
Warren	\$86,824
Washington Township	\$249,688
<b>MACOMB COUNTY</b>	<b>\$166,043</b>



## TAXABLE VALUE CHANGE

Government Unit	2015	2016	Net Change	% Change
<b>Cities</b>				
Center Line	156,447,848	147,827,785	(8,620,063)	-5.51%
Eastpointe	430,614,324	441,076,820	10,462,496	2.43%
Fraser	448,890,849	423,053,860	(25,836,989)	-5.76%
Memphis	16,474,049	17,060,429	586,380	3.56%
Mt. Clemens	327,339,818	308,288,356	(19,051,462)	-5.82%
New Baltimore	355,592,007	360,899,331	5,307,324	1.49%
Richmond City	159,333,355	163,134,842	3,801,487	2.39%
Roseville	864,509,261	852,445,427	(12,063,834)	-1.40%
St. Clair Shores	1,385,923,000	1,411,427,600	25,504,600	1.84%
Sterling Heights	4,093,284,984	3,976,589,373	(116,695,611)	-2.85%
Utica	174,853,956	180,638,755	5,784,799	3.31%
Warren	3,454,346,848	3,191,263,903	(263,082,945)	-7.62%
<b>Total Cities</b>	<b>11,878,119,602</b>	<b>11,484,240,055</b>	<b>(393,879,547)</b>	<b>-3.32%</b>
<b>Townships</b>				
Armada	305,701,162	292,745,126	(12,956,036)	-4.24%
Bruce	455,150,059	430,047,717	(25,102,342)	-5.52%
Chesterfield	1,500,188,912	1,504,022,678	3,833,766	0.26%
Clinton	2,673,974,835	2,689,367,573	15,392,738	0.58%
Harrison	860,914,285	873,149,530	12,235,245	1.42%
Grosse Pointe Shores	10,509,303	10,533,574	24,271	0.23%
Lenox	256,210,240	259,974,530	3,764,290	1.47%
Macomb	3,090,743,168	3,170,583,930	79,840,762	2.58%
Ray	187,357,853	190,349,467	2,991,614	1.60%
Richmond	169,205,709	163,056,646	(6,149,063)	-3.63%
Shelby	2,979,329,100	3,026,623,141	47,294,041	1.59%
Washington	1,202,474,205	1,242,472,135	39,997,930	3.33%
<b>Total Townships</b>	<b>13,681,249,528</b>	<b>13,842,392,473</b>	<b>161,142,945</b>	<b>1.18%</b>
<b>Grand Total</b>	<b>25,559,369,130</b>	<b>25,326,632,528</b>	<b>(232,736,602)</b>	<b>-0.91%</b>
N of Hall Rd	10,852,613,775	11,001,608,727	148,994,952	1.37%
S of Hall Rd	14,706,755,355	14,325,023,801	(381,731,554)	-2.60%

