



2019 EQUALIZATION REPORT



Prepared by:

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

2019 MACOMB COUNTY EQUALIZATION REPORT

Table of Contents

✚	Macomb County Board of Commissioners	2
✚	Local Units of Government	3
✚	Recommended County Equalized Valuations – Form 3127, Michigan Dept. of Treasury	4
✚	Valuation Charts / Graphs	5
✚	2019 Recommendation to the Board of Commissioners	7
	▪ <i>A report which summarizes the recommended County Equalized Values (C.E.V.) for each class of property in each city and township.</i>	
✚	Summary of 2019 Valuations	11
	▪ <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>	
✚	Summary of 2019 Equalized Valuation Changes	36
	▪ <i>A report which summarizes the changes in valuations from 2018 to 2019 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>	
✚	Taxable Value Reports – Renaissance Enterprise Zone (REZ) Payment in Lieu of Taxes (PILT) ...	41
	▪ <i>A report which summarizes REZ and PILT values by local unit and by school district</i>	
✚	Board of Review Summary – Industrial Facilities Tax	43
	▪ <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>	
✚	Average Residential True Cash Value	44
✚	Taxable Value Change	45
	▪ <i>A report which summarizes the changes in taxable values from 2018 to 2019 in each city and township, as well as totals for CVT units 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	Joseph V. Romano
District 5	Rob Mijac
District 6	Jim Carabelli, Vice Chair
District 7	Don Brown
District 8	Phil Kraft
District 9	Elizabeth Lucido, Sergeant-At-Arms
District 10	Robert Leonetti**
District 11	Harold Haugh
District 12	Bob Smith, Board Chair
District 13	Leon Drolet

* *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
Wayne O'Neal, Manager
Eric Schneider, Mayor
Lisa Borgacz, Interim Manager
John Dupray, Mayor
Jon Moore, Manager
Scott Adkins, Manager
Michael Smith, Manager
Mark D. Vanderpool, Manager
Thom Dionne, 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
Timothy Baker

TOWNSHIPS

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

Supervisor

John W. Paterek
Richard Cory
Daniel J. Acciavatti
Robert J. Cannon
Kenneth J. Verkest
Mark Wollenweber, Manager
Ronald J. Trombly Jr.
Janet I. Dunn
Joe Jarzyna
Cindi Greenia
Richard Stathakis
Dan O'Leary

Assessor

Thomas Schlichting
Lisa Griffin
Dean Babb
James Elrod
Debra Kopp
Eric Dunlap
Lisa Griffin
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
Lisa Griffin
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 2019

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.

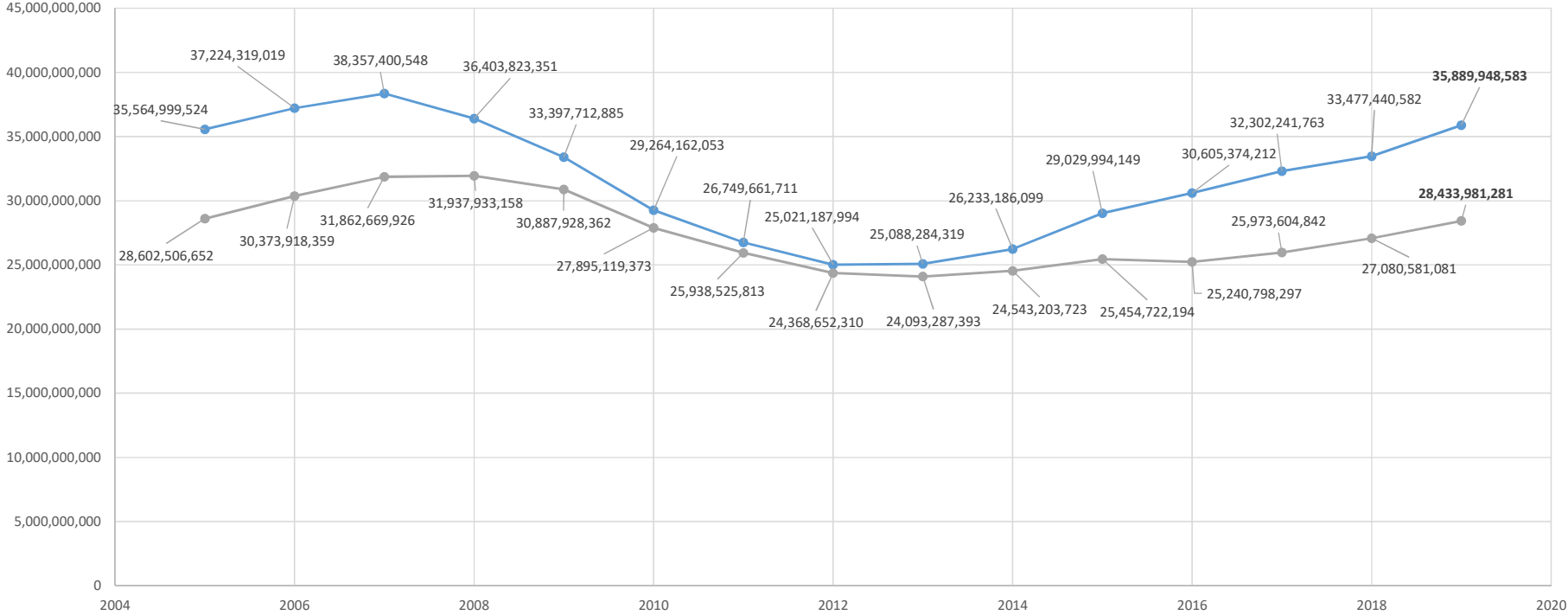
Agricultural	<u>212,674,200</u>	Timber-cutover	<u>0</u>
Commercial	<u>4,946,354,566</u>	Developmental	<u>0</u>
Industrial	<u>2,280,364,680</u>	Total Real Property	<u>34,088,712,092</u>
Residential	<u>26,649,318,646</u>	Total Personal Property	<u>1,801,236,491</u>
		Total Real and Personal Property	<u>35,889,948,583</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.

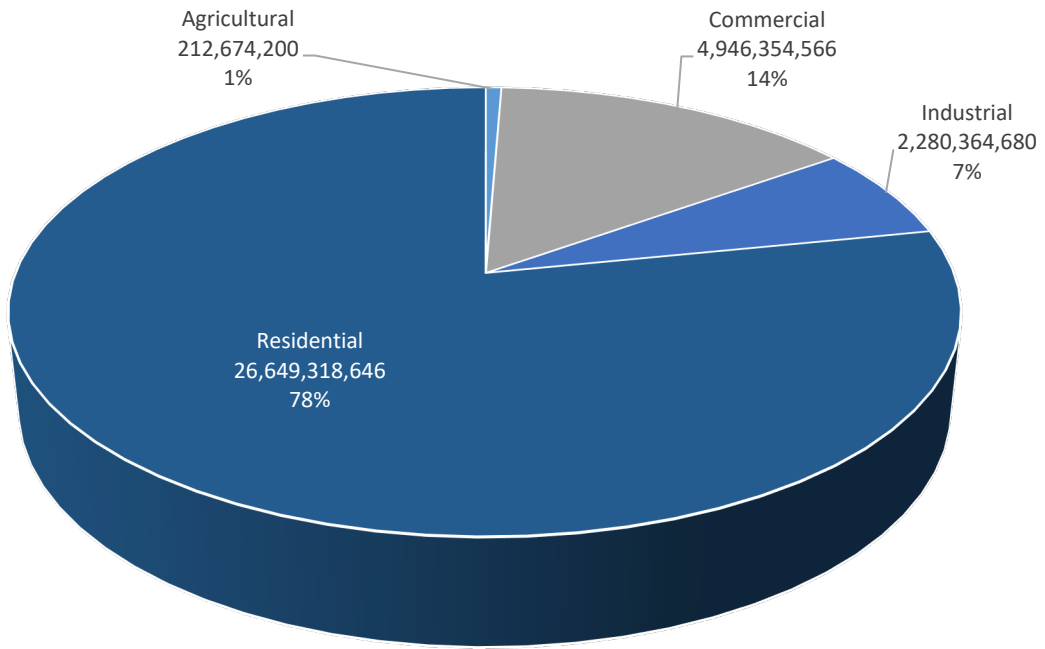
Assessment and Certification Division
Local Assessment Review
P.O. Box 30470
Lansing, Michigan 48909-7971

Signature of Equalization Director		Date	April 9, 2019
------------------------------------	--	------	---------------

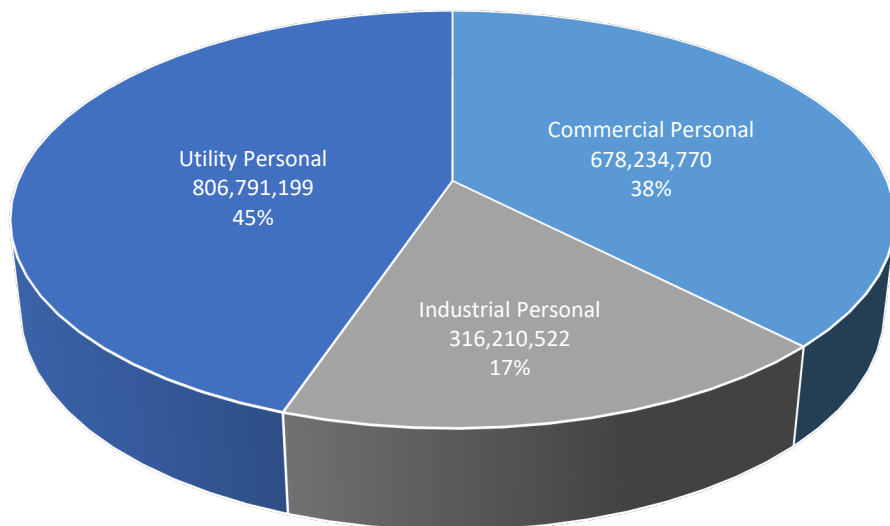
State Equalized Value vs. Taxable Value



Distribution of 2019 Equalized Value - Real Property



2019 Equalized Value - Personal Property Distribution



2019 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				53,351,000	53,351,000	1.0000
Eastpointe				96,384,240	96,384,240	1.0000
Fraser				78,794,100	78,794,100	1.0000
Memphis				4,400,400	4,400,400	1.0000
Mt. Clemens				99,195,600	99,195,600	1.0000
New Baltimore				40,343,300	40,343,300	1.0000
Richmond				44,206,300	44,206,300	1.0000
Roseville				300,525,700	300,525,700	1.0000
St. Clair Shores				268,835,066	268,835,066	1.0000
Sterling Heights				889,298,000	889,298,000	1.0000
Utica				132,798,400	132,798,400	1.0000
Warren				663,434,110	663,434,110	1.0000
Total Cities				2,671,566,216	2,671,566,216	
Townships						
Armada	35,355,200	35,355,200	1.0000	12,657,200	12,657,200	1.0000
Bruce	19,114,800	19,114,800	1.0000	18,625,100	18,625,100	1.0000
Chesterfield	7,334,700	7,334,700	1.0000	244,922,500	244,922,500	1.0000
Clinton				798,180,300	798,180,300	1.0000
Harrison				111,793,300	111,793,300	1.0000
Grosse Pointe Shores						
Lenox	44,567,700	44,567,700	1.0000	57,543,800	57,543,800	1.0000
Macomb	9,924,100	9,924,100	1.0000	240,899,200	240,899,200	1.0000
Ray	42,015,200	42,015,200	1.0000	9,567,700	9,567,700	1.0000
Richmond	37,515,800	37,515,800	1.0000	5,551,500	5,551,500	1.0000
Shelby				639,982,850	639,982,850	1.0000
Washington	16,846,700	16,846,700	1.0000	135,064,900	135,064,900	1.0000
Total Townships	212,674,200	212,674,200		2,274,788,350	2,274,788,350	
Grand Total	212,674,200	212,674,200		4,946,354,566	4,946,354,566	

2019 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	20,716,500	20,716,500	1.0000	102,320,200	102,320,200	1.0000
Eastpointe	2,319,200	2,319,200	1.0000	470,118,586	470,118,586	1.0000
Fraser	94,224,900	94,224,900	1.0000	373,764,600	373,764,600	1.0000
Memphis	404,500	404,500	1.0000	17,981,300	17,981,300	1.0000
Mt. Clemens	33,941,200	33,941,200	1.0000	262,376,909	262,376,909	1.0000
New Baltimore	15,677,400	15,677,400	1.0000	436,160,666	436,160,666	1.0000
Richmond	6,968,000	6,968,000	1.0000	170,133,500	170,133,500	1.0000
Roseville	67,951,300	67,951,300	1.0000	714,257,400	714,257,400	1.0000
St. Clair Shores	11,910,700	11,910,700	1.0000	1,838,526,743	1,838,526,743	1.0000
Sterling Heights	530,518,350	530,518,350	1.0000	4,099,192,075	4,099,192,075	1.0000
Utica	2,412,900	2,412,900	1.0000	109,060,143	109,060,143	1.0000
Warren	662,623,930	662,623,930	1.0000	2,713,853,089	2,713,853,089	1.0000
Total Cities	1,449,668,880	1,449,668,880		11,307,745,211	11,307,745,211	
Townships						
Armada	16,671,800	16,671,800	1.0000	226,387,800	226,387,800	1.0000
Bruce	69,303,900	69,303,900	1.0000	476,176,056	476,176,056	1.0000
Chesterfield	156,753,100	156,753,100	1.0000	1,617,442,600	1,617,442,600	1.0000
Clinton	175,931,500	175,931,500	1.0000	2,538,480,900	2,538,480,900	1.0000
Harrison	35,924,500	35,924,500	1.0000	1,021,388,759	1,021,388,759	1.0000
Grosse Pointe Shores				14,395,100	14,395,100	1.0000
Lenox	22,613,100	22,613,100	1.0000	224,887,840	224,887,840	1.0000
Macomb	72,758,300	72,758,300	1.0000	3,977,151,340	3,977,151,340	1.0000
Ray	5,925,600	5,925,600	1.0000	197,285,100	197,285,100	1.0000
Richmond	2,064,600	2,064,600	1.0000	155,545,485	155,545,485	1.0000
Shelby	241,547,700	241,547,700	1.0000	3,406,136,630	3,406,136,630	1.0000
Washington	31,201,700	31,201,700	1.0000	1,486,295,825	1,486,295,825	1.0000
Total Townships	830,695,800	830,695,800		15,341,573,435	15,341,573,435	
Grand Total	2,280,364,680	2,280,364,680		26,649,318,646	26,649,318,646	

2019 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				176,387,700	176,387,700
Eastpointe				568,822,026	568,822,026
Fraser				546,783,600	546,783,600
Memphis				22,786,200	22,786,200
Mt. Clemens				395,513,709	395,513,709
New Baltimore				492,181,366	492,181,366
Richmond				221,307,800	221,307,800
Roseville				1,082,734,400	1,082,734,400
St. Clair Shores				2,119,272,509	2,119,272,509
Sterling Heights				5,519,008,425	5,519,008,425
Utica				244,271,443	244,271,443
Warren				4,039,911,129	4,039,911,129
Total Cities				15,428,980,307	15,428,980,307
Townships					
Armada				291,072,000	291,072,000
Bruce				583,219,856	583,219,856
Chesterfield				2,026,452,900	2,026,452,900
Clinton				3,512,592,700	3,512,592,700
Harrison				1,169,106,559	1,169,106,559
Grosse Pointe Shores				14,395,100	14,395,100
Lenox				349,612,440	349,612,440
Macomb				4,300,732,940	4,300,732,940
Ray				254,793,600	254,793,600
Richmond				200,677,385	200,677,385
Shelby				4,287,667,180	4,287,667,180
Washington				1,669,409,125	1,669,409,125
Total Townships				18,659,731,785	18,659,731,785
Grand Total				34,088,712,092	34,088,712,092

2019 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	15,372,600	15,372,600	1.0000	191,760,300	191,760,300
Eastpointe	40,239,900	40,239,900	1.0000	609,061,926	609,061,926
Fraser	33,560,380	33,560,380	1.0000	580,343,980	580,343,980
Memphis	1,976,500	1,976,500	1.0000	24,762,700	24,762,700
Mt. Clemens	23,335,310	23,335,310	1.0000	418,849,019	418,849,019
New Baltimore	10,540,500	10,540,500	1.0000	502,721,866	502,721,866
Richmond	10,391,900	10,391,900	1.0000	231,699,700	231,699,700
Roseville	78,207,300	78,207,300	1.0000	1,160,941,700	1,160,941,700
St. Clair Shores	62,978,700	62,978,700	1.0000	2,182,251,209	2,182,251,209
Sterling Heights	279,689,900	279,689,900	1.0000	5,798,698,325	5,798,698,325
Utica	18,418,400	18,418,400	1.0000	262,689,843	262,689,843
Warren	357,859,651	357,859,651	1.0000	4,397,770,780	4,397,770,780
Total Cities	932,571,041	932,571,041		16,361,551,348	16,361,551,348
Townships					
Armada	105,068,500	105,068,500	1.0000	396,140,500	396,140,500
Bruce	47,241,700	47,241,700	1.0000	630,461,556	630,461,556
Chesterfield	87,008,000	87,008,000	1.0000	2,113,460,900	2,113,460,900
Clinton	144,540,800	144,540,800	1.0000	3,657,133,500	3,657,133,500
Harrison	20,963,000	20,963,000	1.0000	1,190,069,559	1,190,069,559
Grosse Pointe Shores	347,200	347,200	1.0000	14,742,300	14,742,300
Lenox	39,924,300	39,924,300	1.0000	389,536,740	389,536,740
Macomb	115,744,100	115,744,100	1.0000	4,416,477,040	4,416,477,040
Ray	20,755,200	20,755,200	1.0000	275,548,800	275,548,800
Richmond	34,577,300	34,577,300	1.0000	235,254,685	235,254,685
Shelby	153,085,750	153,085,750	1.0000	4,440,752,930	4,440,752,930
Washington	99,409,600	99,409,600	1.0000	1,768,818,725	1,768,818,725
Total Townships	868,665,450	868,665,450		19,528,397,235	19,528,397,235
Grand Total	1,801,236,491	1,801,236,491		35,889,948,583	35,889,948,583

CITY OF CENTER LINE - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	260	53,351,000	49.81%	107,118,466	53,351,000	1.0000
Industrial	46	20,716,500	49.87%	41,538,336	20,716,500	1.0000
Residential	2,446	102,320,200	49.90%	205,051,738	102,320,200	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	2,752	176,387,700	49.87%	353,708,540	176,387,700	
<hr style="border-top: 1px dashed #0056b3;"/>						
Exempt	141					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	329	6,721,700	49.97%	13,451,471		
Industrial	19	2,980,100	50.00%	5,960,200		
Residential						
Utility	5	5,670,800	50.00%	11,342,162		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	353	15,372,600	49.99%	30,753,833	15,372,600	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals						
	3,105	191,760,300		384,462,373	191,760,300	

CITY OF EASTPOINTE - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	751	96,384,240	49.06%	196,457,389	96,384,240	1.0000
Industrial	14	2,319,200	49.74%	4,662,859	2,319,200	1.0000
Residential	12,922	470,118,586	49.59%	948,025,913	470,118,586	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	13,687	568,822,026	49.50%	1,149,146,161	568,822,026	
Exempt	161					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	939	9,673,200	49.93%	19,373,523		
Industrial	6	442,800	49.97%	886,131		
Residential						
Utility	6	30,123,900	49.66%	60,661,362		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	951	40,239,900	49.73%	80,921,016	40,239,900	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals						
	14,638	609,061,926		1,230,067,177	609,061,926	

CITY OF FRASER - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	247	78,794,100	49.43%	159,411,183	78,794,100	1.0000
Industrial	251	94,224,900	49.72%	189,529,529	94,224,900	1.0000
Residential	5,009	373,764,600	49.50%	755,049,625	373,764,600	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	5,507	546,783,600	49.53%	1,103,990,337	546,783,600	
Exempt	94					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	658	13,130,100	49.97%	26,275,966		
Industrial	164	11,621,280	50.00%	23,242,560		
Residential						
Utility	3	8,809,000	50.00%	17,617,852		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	825	33,560,380	49.99%	67,136,378	33,560,380	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals						
	6,332	580,343,980		1,171,126,715	580,343,980	

CITY OF MEMPHIS - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	38	4,400,400	49.79%	8,837,420	4,400,400	1.0000
Industrial	1	404,500	49.95%	809,780	404,500	1.0000
Residential	295	17,981,300	49.53%	36,301,691	17,981,300	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	334	22,786,200	49.59%	45,948,891	22,786,200	
<hr style="border-top: 1px dashed #0056b3;"/>						
Exempt	26					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	46	246,100	50.01%	492,102		
Industrial	1	1,287,800	50.00%	2,575,620		
Residential						
Utility	2	442,600	49.99%	885,313		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	49	1,976,500	50.00%	3,953,035	1,976,500	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals						
	383	24,762,700		49,901,926	24,762,700	

CITY OF MOUNT CLEMENS - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	537	99,195,600	49.72%	199,489,784	99,195,600	1.0000
Industrial	109	33,941,200	49.75%	68,221,916	33,941,200	1.0000
Residential	5,345	262,376,909	49.61%	528,891,867	262,376,909	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	5,991	395,513,709	49.65%	796,603,567	395,513,709	
Exempt	242					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	913	11,987,410	49.92%	24,013,241		
Industrial	24	2,046,000	49.96%	4,095,277		
Residential						
Utility	4	9,301,900	50.00%	18,604,000		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	941	23,335,310	49.96%	46,712,518	23,335,310	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	6,932	418,849,019		843,316,085	418,849,019	

CITY OF NEW BALTIMORE - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	174	40,343,300	49.96%	80,743,523	40,343,300	1.0000
Industrial	48	15,677,400	49.73%	31,526,038	15,677,400	1.0000
Residential	4,250	436,160,666	49.96%	872,935,773	436,160,666	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	4,472	492,181,366	49.96%	985,205,334	492,181,366	
<hr style="border-top: 1px dashed #0056b3;"/>						
Exempt	104					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	343	3,495,000	49.94%	6,998,399		
Industrial	20	1,894,900	49.95%	3,793,593		
Residential						
Utility	2	5,150,600	50.00%	10,301,127		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	365	10,540,500	49.97%	21,093,119	10,540,500	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals						
	4,837	502,721,866		1,006,298,453	502,721,866	

CITY OF RICHMOND - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	197	44,206,300	49.20%	89,858,229	44,206,300	1.0000
Industrial	17	6,968,000	49.65%	14,034,496	6,968,000	1.0000
Residential	2,053	170,133,500	49.63%	342,795,185	170,133,500	1.0000
Developmental						
Real Property Totals	2,267	221,307,800	49.54%	446,687,910	221,307,800	
Exempt	94					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	252	6,642,500	49.89%	13,314,292		
Industrial	6	596,700	50.00%	1,193,400		
Residential						
Utility	4	3,152,700	50.00%	6,305,400		
Personal Property Totals	262	10,391,900	49.93%	20,813,092	10,391,900	1.0000
Combined Totals	2,529	231,699,700		467,501,002	231,699,700	

CITY OF ROSEVILLE - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	963	300,525,700	49.58%	606,091,432	300,525,700	1.0000
Industrial	181	67,951,300	49.90%	136,164,614	67,951,300	1.0000
Residential	17,403	714,257,400	49.53%	1,441,991,318	714,257,400	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	18,547	1,082,734,400	49.57%	2,184,247,364	1,082,734,400	
Exempt	260					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,355	43,222,800	49.92%	86,584,135		
Industrial	149	12,146,000	49.81%	24,384,661		
Residential						
Utility	6	22,838,500	50.00%	45,676,965		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	1,510	78,207,300	49.93%	156,645,761	78,207,300	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals						
	20,057	1,160,941,700		2,340,893,125	1,160,941,700	

CITY OF ST. CLAIR SHORES - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,070	268,835,066	49.94%	538,351,820	268,835,066	1.0000
Industrial	45	11,910,700	49.96%	23,842,198	11,910,700	1.0000
Residential	26,160	1,838,526,743	49.79%	3,692,566,554	1,838,526,743	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	27,275	2,119,272,509	49.81%	4,254,760,572	2,119,272,509	
Exempt	279					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,467	26,405,500	49.99%	52,821,564		
Industrial	13	746,200	49.95%	1,493,894		
Residential						
Utility	8	35,827,000	50.00%	71,654,104		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	1,488	62,978,700	50.00%	125,969,562	62,978,700	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals	28,763	2,182,251,209		4,380,730,134	2,182,251,209	

CITY OF STERLING HEIGHTS - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,164	889,298,000	49.93%	1,780,997,279	889,298,000	1.0000
Industrial	646	530,518,350	49.86%	1,063,999,062	530,518,350	1.0000
Residential	41,878	4,099,192,075	49.99%	8,199,872,314	4,099,192,075	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	43,688	5,519,008,425	49.97%	11,044,868,655	5,519,008,425	
Exempt	399					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	3,048	117,295,700	49.92%	234,967,347		
Industrial	404	76,402,300	49.95%	152,957,557		
Residential						
Utility	10	85,991,900	50.00%	171,983,826		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	3,462	279,689,900	49.95%	559,908,730	279,689,900	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals	47,150	5,798,698,325		11,604,777,385	5,798,698,325	

CITY OF UTICA - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	235	132,798,400	49.80%	266,654,069	132,798,400	1.0000
Industrial	17	2,412,900	49.79%	4,846,427	2,412,900	1.0000
Residential	1,344	109,060,143	49.88%	218,632,111	109,060,143	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	1,596	244,271,443	49.84%	490,132,607	244,271,443	
Exempt	157					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	401	13,064,900	49.99%	26,135,028		
Industrial	2	90,800	50.00%	181,600		
Residential						
Utility	4	5,262,700	50.00%	10,525,401		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	407	18,418,400	49.99%	36,842,029	18,418,400	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals						
	2,003	262,689,843		526,974,636	262,689,843	

CITY OF WARREN - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	2,025	663,434,110	49.86%	1,330,527,411	663,434,110	1.0000
Industrial	1,545	662,623,930	49.97%	1,326,156,076	662,623,930	1.0000
Residential	50,868	2,713,853,089	49.70%	5,460,952,653	2,713,853,089	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	54,438	4,039,911,129	49.77%	8,117,636,140	4,039,911,129	
Exempt	2,371					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	4,183	167,710,810	49.97%	335,622,994		
Industrial	496	85,823,942	50.00%	171,647,884		
Residential						
Utility	23	104,324,899	50.00%	208,649,788		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	4,702	357,859,651	49.99%	715,920,666	357,859,651	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	59,140	4,397,770,780		8,833,556,806	4,397,770,780	

TOWNSHIP OF ARMADA - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	211	35,355,200	49.91%	70,837,784	35,355,200	1.0000
Commercial	72	12,657,200	49.55%	25,542,302	12,657,200	1.0000
Industrial	48	16,671,800	49.88%	33,426,753	16,671,800	1.0000
Residential	2,109	226,387,800	49.68%	455,677,243	226,387,800	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	2,440	291,072,000	49.71%	585,484,082	291,072,000	
Exempt	85					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	132	1,866,500	49.98%	3,734,494		
Industrial	22	5,492,800	50.00%	10,985,600		
Residential						
Utility	12	97,709,200	50.00%	195,418,477		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	166	105,068,500	50.00%	210,138,571	105,068,500	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals						
	2,606	396,140,500		795,622,653	396,140,500	

TOWNSHIP OF BRUCE - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	102	19,114,800	49.89%	38,313,784	19,114,800	1.0000
Commercial	87	18,625,100	49.88%	37,341,479	18,625,100	1.0000
Industrial	140	69,303,900	49.80%	139,156,321	69,303,900	1.0000
Residential	3,848	476,176,056	49.51%	961,719,730	476,176,056	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	4,177	583,219,856	49.57%	1,176,531,314	583,219,856	
Exempt	154					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	264	5,096,900	49.96%	10,201,961		
Industrial	70	5,984,700	50.00%	11,969,400		
Residential						
Utility	14	36,160,100	50.00%	72,320,347		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	348	47,241,700	50.00%	94,491,708	47,241,700	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	4,525	630,461,556		1,271,023,022	630,461,556	

TOWNSHIP OF CHESTERFIELD - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	74	7,334,700	49.49%	14,820,445	7,334,700	1.0000
Commercial	552	244,922,500	49.48%	494,962,360	244,922,500	1.0000
Industrial	346	156,753,100	49.57%	316,198,994	156,753,100	1.0000
Residential	16,625	1,617,442,600	49.36%	3,276,744,498	1,617,442,600	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	17,597	2,026,452,900	49.39%	4,102,726,297	2,026,452,900	
Exempt	561					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	980	38,189,500	49.72%	76,809,132		
Industrial	151	23,085,500	49.98%	46,189,476		
Residential						
Utility	13	25,733,000	50.00%	51,466,269		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	1,144	87,008,000	49.87%	174,464,877	87,008,000	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals						
	18,741	2,113,460,900		4,277,191,174	2,113,460,900	

TOWNSHIP OF CLINTON - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,370	798,180,300	49.89%	1,599,853,563	798,180,300	1.0000
Industrial	487	175,931,500	49.56%	354,952,809	175,931,500	1.0000
Residential	30,670	2,538,480,900	49.51%	5,126,870,429	2,538,480,900	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	32,527	3,512,592,700	49.60%	7,081,676,801	3,512,592,700	
Exempt	1,318					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	3,085	77,554,900	49.98%	155,171,868		
Industrial	233	15,527,100	49.99%	31,060,412		
Residential						
Utility	14	51,458,800	50.00%	102,917,535		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	3,332	144,540,800	49.99%	289,149,815	144,540,800	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	35,859	3,657,133,500		7,370,826,616	3,657,133,500	

TOWNSHIP OF HARRISON - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	301	111,793,300	49.65%	225,166,022	111,793,300	1.0000
Industrial	127	35,924,500	49.70%	72,283,868	35,924,500	1.0000
Residential	11,055	1,021,388,759	49.62%	2,058,548,493	1,021,388,759	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	11,483	1,169,106,559	49.62%	2,355,998,383	1,169,106,559	
Exempt	411					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	379	5,676,800	49.50%	11,468,283		
Industrial	56	1,891,400	49.98%	3,784,313		
Residential						
Utility	2	13,394,800	50.00%	26,789,740		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	437	20,963,000	49.86%	42,042,336	20,963,000	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals						
	11,920	1,190,069,559		2,398,040,719	1,190,069,559	

VILLAGE OF GROSSE POINTE SHORES - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial						
Industrial						
Residential	44	14,395,100	49.84%	28,881,349	14,395,100	1.0000
Developmental						
<hr/>						
Real Property Totals	44	14,395,100	49.84%	28,881,349	14,395,100	
<hr/>						
Exempt						
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	8	32,900	50.00%	65,800		
Industrial						
Residential						
Utility	2	314,300	49.99%	628,768		
<hr/>						
Personal Property Totals	10	347,200	49.99%	694,568	347,200	1.0000
<hr/>						
Combined Totals	54	14,742,300		29,575,917	14,742,300	

TOWNSHIP OF LENOX - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	378	44,567,700	49.75%	89,578,472	44,567,700	1.0000
Commercial	173	57,543,800	49.85%	115,430,355	57,543,800	1.0000
Industrial	53	22,613,100	49.79%	45,419,976	22,613,100	1.0000
Residential	2,936	224,887,840	49.86%	451,018,798	224,887,840	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	3,540	349,612,440	49.84%	701,447,601	349,612,440	
Exempt	147					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	1	0	50.00%	0		
Commercial	257	7,371,000	49.85%	14,786,359		
Industrial	19	8,566,500	50.00%	17,133,000		
Residential						
Utility	28	23,986,800	50.00%	47,973,600		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	305	39,924,300	49.97%	79,892,959	39,924,300	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	3,845	389,536,740		781,340,560	389,536,740	

TOWNSHIP OF MACOMB - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	37	9,924,100	49.95%	19,867,858	9,924,100	1.0000
Commercial	361	240,899,200	49.92%	482,558,840	240,899,200	1.0000
Industrial	152	72,758,300	49.95%	145,650,486	72,758,300	1.0000
Residential	30,307	3,977,151,340	49.79%	7,987,253,198	3,977,151,340	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	30,857	4,300,732,940	49.80%	8,635,330,382	4,300,732,940	
Exempt	103					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	932	35,458,100	49.97%	70,958,775		
Industrial	74	14,531,000	49.99%	29,067,813		
Residential						
Utility	21	65,755,000	50.00%	131,509,789		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	1,027	115,744,100	49.99%	231,536,377	115,744,100	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	31,884	4,416,477,040		8,866,866,759	4,416,477,040	

TOWNSHIP OF RAY - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	306	42,015,200	49.95%	84,118,391	42,015,200	1.0000
Commercial	121	9,567,700	49.54%	19,313,726	9,567,700	1.0000
Industrial	49	5,925,600	49.91%	11,872,489	5,925,600	1.0000
Residential	1,673	197,285,100	49.84%	395,827,222	197,285,100	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	2,149	254,793,600	49.85%	511,131,828	254,793,600	
Exempt	173					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	139	2,409,400	50.00%	4,818,800		
Industrial						
Residential						
Utility	23	18,345,800	50.00%	36,691,395		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	162	20,755,200	50.00%	41,510,195	20,755,200	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals						
	2,311	275,548,800		552,642,023	275,548,800	

TOWNSHIP OF RICHMOND - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	304	37,515,800	49.89%	75,197,232	37,515,800	1.0000
Commercial	30	5,551,500	49.45%	11,225,488	5,551,500	1.0000
Industrial	23	2,064,600	49.74%	4,150,525	2,064,600	1.0000
Residential	1,486	155,545,485	49.40%	314,893,173	155,545,485	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	1,843	200,677,385	49.49%	405,466,418	200,677,385	
Exempt	40					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	67	1,065,000	50.00%	2,130,000		
Industrial	5	71,700	50.00%	143,400		
Residential						
Utility	17	33,440,600	50.00%	66,881,200		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	89	34,577,300	50.00%	69,154,600	34,577,300	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals						
	1,932	235,254,685		474,621,018	235,254,685	

TOWNSHIP OF SHELBY - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	974	639,982,850	49.47%	1,293,645,769	639,982,850	1.0000
Commercial	541	241,547,700	49.58%	487,202,237	241,547,700	1.0000
Residential	27,056	3,406,136,630	49.53%	6,876,646,972	3,406,136,630	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	28,571	4,287,667,180	49.53%	8,657,494,978	4,287,667,180	
Exempt	484					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	2,265	68,999,450	49.86%	138,386,382		
Industrial	169	17,023,100	49.57%	34,341,537		
Residential						
Utility	12	67,063,200	50.00%	134,126,869		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	2,446	153,085,750	49.89%	306,854,788	153,085,750	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals						
	31,017	4,440,752,930		8,964,349,766	4,440,752,930	

TOWNSHIP OF WASHINGTON - Summary of 2019 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	87	16,846,700	49.99%	33,699,503	16,846,700	1.0000
Commercial	383	135,064,900	49.31%	273,911,688	135,064,900	1.0000
Industrial	99	31,201,700	49.91%	62,513,195	31,201,700	1.0000
Residential	10,273	1,486,295,825	49.83%	2,982,668,990	1,486,295,825	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	10,842	1,669,409,125	49.79%	3,352,793,376	1,669,409,125	
Exempt	204					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	709	14,918,600	49.96%	29,861,090		
Industrial	25	27,957,900	50.00%	55,915,800		
Residential						
Utility	20	56,533,100	50.00%	113,066,200		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	754	99,409,600	49.99%	198,843,090	99,409,600	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals						
	11,596	1,768,818,725		3,551,636,466	1,768,818,725	

ALL LOCAL UNITS - Summary of 2019 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	1,499	212,674,200	49.87%	426,433,469	212,674,200	1.0000	141,877	284,479
Commercial	12,085	4,946,354,566	49.74%	9,943,489,597	4,946,354,566	1.0000	409,297	822,796
Industrial	4,985	2,280,364,680	49.81%	4,578,158,984	2,280,364,680	1.0000	457,445	918,387
Residential	308,055	26,649,318,646	49.70%	53,619,816,840	26,649,318,646	1.0000	86,508	174,059
Developmental								
<hr style="border-top: 1px dashed #0056b3;"/>								
Real Property Totals	326,624	34,088,712,092		68,567,898,890	34,088,712,092			
Exempt	8,008							
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	0	50.00%	0	0		0	0
Commercial	23,151	678,234,770	49.93%	1,358,443,006	678,234,770		29,296	58,678
Industrial	2,128	316,210,522	49.95%	633,003,128	316,210,522		148,595	297,464
Residential								
Utility	255	806,791,199	49.99%	1,613,997,489	806,791,199		3,163,887	6,329,402
<hr style="border-top: 1px dashed #0056b3;"/>								
Personal Property Totals	25,535	1,801,236,491	49.96%	3,605,443,623	1,801,236,491	1.0000		
<hr style="border-top: 1px dashed #0056b3;"/>								
Combined Totals								
	352,159	35,889,948,583		72,173,342,513	35,889,948,583			

Government Unit	REAL AGRICULTURAL C.E.V.				REAL COMMERCIAL C.E.V.			
	2018	2019	+/- from prev yr	% total County	2018	2019	+/- from prev yr	% total County
Cities								
Center Line					50,443,300	53,351,000	2,907,700	1.08%
Eastpointe					88,059,200	96,384,240	8,325,040	1.95%
Fraser					74,333,000	78,794,100	4,461,100	1.59%
Memphis					4,576,900	4,400,400	(176,500)	0.09%
Mt. Clemens					96,789,500	99,195,600	2,406,100	2.01%
New Baltimore					37,275,800	40,343,300	3,067,500	0.82%
Richmond					43,029,100	44,206,300	1,177,200	0.89%
Roseville					277,372,700	300,525,700	23,153,000	6.08%
St. Clair Shores					255,713,100	268,835,066	13,121,966	5.44%
Sterling Heights					857,141,600	889,298,000	32,156,400	17.98%
Utica					114,126,400	132,798,400	18,672,000	2.68%
Warren					635,317,540	663,434,110	28,116,570	13.41%
Total Cities					2,534,178,140	2,671,566,216	137,388,076	54.01%
Townships								
Armada	32,892,200	35,355,200	2,463,000	16.62%	11,506,300	12,657,200	1,150,900	0.26%
Bruce	19,197,900	19,114,800	(83,100)	8.99%	21,439,200	18,625,100	(2,814,100)	0.38%
Chesterfield	7,215,300	7,334,700	119,400	3.45%	231,261,000	244,922,500	13,661,500	4.95%
Clinton					770,346,500	798,180,300	27,833,800	16.14%
Harrison					102,443,900	111,793,300	9,349,400	2.26%
Grosse Pte Shores								
Lenox	40,863,000	44,567,700	3,704,700	20.96%	56,187,300	57,543,800	1,356,500	1.16%
Macomb	10,196,000	9,924,100	(271,900)	4.67%	236,222,000	240,899,200	4,677,200	4.87%
Ray	40,051,400	42,015,200	1,963,800	19.76%	8,372,400	9,567,700	1,195,300	0.19%
Richmond	36,987,400	37,515,800	528,400	17.64%	5,232,200	5,551,500	319,300	0.11%
Shelby					568,642,800	639,982,850	71,340,050	12.94%
Washington	16,416,800	16,846,700	429,900	7.92%	131,309,130	135,064,900	3,755,770	2.73%
Total Townships	203,820,000	212,674,200	8,854,200	100.00%	2,142,962,730	2,274,788,350	131,825,620	45.99%
Grand Total	203,820,000	212,674,200	8,854,200	100%	4,677,140,870	4,946,354,566	269,213,696	100%

Government Unit	REAL INDUSTRIAL C.E.V.				REAL RESIDENTIAL C.E.V.			
	2018	2019	+/- from prev yr	% total County	2018	2019	+/- from prev yr	% total County
Cities								
Center Line	20,660,200	20,716,500	56,300	0.91%	88,153,500	102,320,200	14,166,700	0.38%
Eastpointe	2,286,200	2,319,200	33,000	0.10%	417,198,899	470,118,586	52,919,687	1.76%
Fraser	83,291,300	94,224,900	10,933,600	4.13%	348,716,500	373,764,600	25,048,100	1.40%
Memphis	390,800	404,500	13,700	0.02%	16,695,900	17,981,300	1,285,400	0.07%
Mt. Clemens	33,675,800	33,941,200	265,400	1.49%	237,171,000	262,376,909	25,205,909	0.98%
New Baltimore	14,180,300	15,677,400	1,497,100	0.69%	406,111,000	436,160,666	30,049,666	1.64%
Richmond	6,690,400	6,968,000	277,600	0.31%	158,435,900	170,133,500	11,697,600	0.64%
Roseville	66,709,000	67,951,300	1,242,300	2.98%	632,217,608	714,257,400	82,039,792	2.68%
St. Clair Shores	10,843,300	11,910,700	1,067,400	0.52%	1,663,807,692	1,838,526,743	174,719,051	6.90%
Sterling Heights	470,493,500	530,518,350	60,024,850	23.26%	3,827,149,265	4,099,192,075	272,042,810	15.38%
Utica	1,979,300	2,412,900	433,600	0.11%	103,536,200	109,060,143	5,523,943	0.41%
Warren	640,338,020	662,623,930	22,285,910	29.06%	2,473,597,023	2,713,853,089	240,256,066	10.18%
Total Cities	1,351,538,120	1,449,668,880	98,130,760	63.57%	10,372,790,487	11,307,745,211	934,954,724	42.43%
Townships								
Armada	16,332,100	16,671,800	339,700	0.73%	215,201,300	226,387,800	11,186,500	0.85%
Bruce	59,948,100	69,303,900	9,355,800	3.04%	440,988,440	476,176,056	35,187,616	1.79%
Chesterfield	149,040,500	156,753,100	7,712,600	6.87%	1,510,668,470	1,617,442,600	106,774,130	6.07%
Clinton	159,155,000	175,931,500	16,776,500	7.72%	2,393,174,200	2,538,480,900	145,306,700	9.53%
Harrison	33,298,200	35,924,500	2,626,300	1.58%	930,837,663	1,021,388,759	90,551,096	3.83%
Grosse Pte Shores					13,704,200	14,395,100	690,900	0.05%
Lenox	21,751,400	22,613,100	861,700	0.99%	207,205,800	224,887,840	17,682,040	0.84%
Macomb	68,047,700	72,758,300	4,710,600	3.19%	3,730,297,220	3,977,151,340	246,854,120	14.92%
Ray	5,739,800	5,925,600	185,800	0.26%	181,264,230	197,285,100	16,020,870	0.74%
Richmond	2,057,000	2,064,600	7,600	0.09%	147,898,000	155,545,485	7,647,485	0.58%
Shelby	216,947,800	241,547,700	24,599,900	10.59%	3,212,512,800	3,406,136,630	193,623,830	12.78%
Washington	27,967,700	31,201,700	3,234,000	1.37%	1,391,865,645	1,486,295,825	94,430,180	5.58%
Total Townships	760,285,300	830,695,800	70,410,500	36.43%	14,375,617,968	15,341,573,435	965,955,467	57.57%
Grand Total	2,111,823,420	2,280,364,680	168,541,260	100%	24,748,408,455	26,649,318,646	1,900,910,191	100%

Government Unit	REAL DEVELOPMENTAL C.E.V.				ALL PERSONAL PROPERTY C.E.V.			
	2018	2019	+/- from prev yr	% total County	2018	2019	+/- from prev yr	% total County
Cities								
Center Line					16,310,300	15,372,600	(937,700)	0.85%
Eastpointe					40,033,500	40,239,900	206,400	2.23%
Fraser					37,608,300	33,560,380	(4,047,920)	1.86%
Memphis					1,542,900	1,976,500	433,600	0.11%
Mt. Clemens					22,103,900	23,335,310	1,231,410	1.30%
New Baltimore					11,097,050	10,540,500	(556,550)	0.59%
Richmond					9,815,800	10,391,900	576,100	0.58%
Roseville					75,612,300	78,207,300	2,595,000	4.34%
St. Clair Shores					61,539,400	62,978,700	1,439,300	3.50%
Sterling Heights					254,615,000	279,689,900	25,074,900	15.53%
Utica					17,025,200	18,418,400	1,393,200	1.02%
Warren					346,038,987	357,859,651	11,820,664	19.87%
Total Cities					893,342,637	932,571,041	39,228,404	51.77%
Townships								
Armada					99,307,500	105,068,500	5,761,000	5.83%
Bruce					46,508,900	47,241,700	732,800	2.62%
Chesterfield					83,498,600	87,008,000	3,509,400	4.83%
Clinton					148,379,600	144,540,800	(3,838,800)	8.02%
Harrison					19,727,600	20,963,000	1,235,400	1.16%
Grosse Pte Shores					249,600	347,200	97,600	0.02%
Lenox					39,231,100	39,924,300	693,200	2.22%
Macomb	-	-	-	-	107,723,500	115,744,100	8,020,600	6.43%
Ray					20,916,700	20,755,200	(161,500)	1.15%
Richmond					34,509,300	34,577,300	68,000	1.92%
Shelby					144,974,300	153,085,750	8,111,450	8.50%
Washington					97,878,500	99,409,600	1,531,100	5.52%
Total Townships	-	-	-	-	842,905,200	868,665,450	25,760,250	48.23%
Grand Total	-	-	-	-	1,736,247,837	1,801,236,491	64,988,654	100%

Government Unit	TOTAL REAL AND PERSONAL C.E.V.			
	2018	2019	+/- from prev yr	% of Total C.E.V.
Cities				
Center Line	175,567,300	191,760,300	16,193,000	0.53%
Eastpointe	547,577,799	609,061,926	61,484,127	1.70%
Fraser	543,949,100	580,343,980	36,394,880	1.62%
Memphis	23,206,500	24,762,700	1,556,200	0.07%
Mt. Clemens	389,740,200	418,849,019	29,108,819	1.17%
New Baltimore	468,664,150	502,721,866	34,057,716	1.40%
Richmond	217,971,200	231,699,700	13,728,500	0.65%
Roseville	1,051,911,608	1,160,941,700	109,030,092	3.23%
St. Clair Shores	1,991,903,492	2,182,251,209	190,347,717	6.08%
Sterling Heights	5,409,399,365	5,798,698,325	389,298,960	16.16%
Utica	236,667,100	262,689,843	26,022,743	0.73%
Warren	4,095,291,570	4,397,770,780	302,479,210	12.25%
Total Cities	15,151,849,384	16,361,551,348	1,209,701,964	45.59%
Townships				
Armada	375,239,400	396,140,500	20,901,100	1.10%
Bruce	588,082,540	630,461,556	42,379,016	1.76%
Chesterfield	1,981,683,870	2,113,460,900	131,777,030	5.89%
Clinton	3,471,055,300	3,657,133,500	186,078,200	10.19%
Harrison	1,086,307,363	1,190,069,559	103,762,196	3.32%
Grosse Pte Shores	13,953,800	14,742,300	788,500	0.04%
Lenox	365,238,600	389,536,740	24,298,140	1.09%
Macomb	4,152,486,420	4,416,477,040	263,990,620	12.31%
Ray	256,344,530	275,548,800	19,204,270	0.77%
Richmond	226,683,900	235,254,685	8,570,785	0.66%
Shelby	4,143,077,700	4,440,752,930	297,675,230	12.37%
Washington	1,665,437,775	1,768,818,725	103,380,950	4.93%
Total Townships	18,325,591,198	19,528,397,235	1,202,806,037	54.41%
Grand Total	33,477,440,582	35,889,948,583	2,412,508,001	100%

County Equalized Value:		
2018	33,477,440,582	
Market Increase/Decrease from previous year:	5.97%	
Indicated New Value/Loss in Value from previous year:	1.24%	
County Equalized Value:		
2019	35,889,948,583	
Total Change in Assessed Value from previous year:	2,412,508,001	
Overall Assessment Change %	7.21%	

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	152,104,112	152,104,112		150,695,568	1,408,544	0.93%
Eastpointe	483,045,604	483,045,604		483,045,604		
Fraser	456,255,959	456,255,959		456,255,959		
Memphis	19,606,818	19,606,818		19,606,818		
Mt. Clemens	337,340,643	336,784,043	556,600	336,784,043		
New Baltimore	404,845,468	403,557,286	1,288,182	403,557,286		
Richmond	188,997,865	188,997,865		188,997,865		
Roseville	924,583,943	924,583,943		924,583,943		
St. Clair Shores	1,596,656,575	1,596,656,575		1,596,656,575		
Sterling Heights	4,449,948,016	4,449,948,016		4,447,236,466	2,711,550	0.06%
Utica	203,529,621	203,529,621		203,529,621		
Warren	3,483,372,348	3,478,263,674	5,108,674	3,471,348,684	6,914,990	0.20%
Total Cities	12,700,286,972	12,693,333,516	6,953,456	12,682,298,432	11,035,084	0.09%
Townships						
Armada	324,355,448	324,355,448		324,355,448		
Bruce	496,508,252	496,485,873	22,379	496,485,873		
Chesterfield	1,724,254,966	1,722,822,648	1,432,318	1,722,822,648		
Clinton	2,980,688,546	2,974,341,631	6,346,915	2,964,193,221	10,148,410	0.34%
Harrison	967,772,383	967,772,383		965,261,173	2,511,210	0.26%
Grosse Pointe Shores	11,359,205	11,359,205		11,359,205		
Lenox	294,131,395	293,797,607	333,788	293,797,607		
Macomb	3,670,644,566	3,661,838,414	8,806,152	3,661,838,414		
Ray	214,702,685	214,702,685		214,702,685		
Richmond	178,769,501	178,769,501		178,769,501		
Shelby	3,472,695,591	3,469,889,348	2,806,243	3,469,889,348		
Washington	1,448,927,719	1,448,207,726	719,993	1,448,207,726		
Total Townships	15,784,810,257	15,764,342,469	20,467,788	15,751,682,849	12,659,620	0.08%
Grand Total	28,485,097,229	28,457,675,985	27,421,244	28,433,981,281	23,694,704	0.08%

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)	1,148,856,500	1,147,568,318	1,288,182	1,147,568,318		
Armada School District (IC)	445,152,292	445,152,292		445,152,292		
Center Line School District	433,517,613	433,517,613		432,109,069	1,408,544	0.32%
Chippewa Valley School District	3,771,714,110	3,763,157,697	8,556,413	3,756,707,597	6,450,100	0.17%
Clintondale School District	310,275,619	310,067,866	207,753	310,067,866		
Eastpointe School District	539,580,626	539,580,626		539,580,626		
Fitzgerald School District	365,299,990	365,299,990		365,299,990		
Fraser School District	863,173,979	862,614,030	559,949	861,364,079	1,249,951	0.14%
Lakeshore School District	567,070,415	567,070,415		567,070,415		
Lakeview School District	562,847,586	562,847,586		562,847,586		
L'Anse Creuse School District	2,631,676,862	2,625,366,565	6,310,297	2,622,053,296	3,313,269	0.13%
Mount Clemens School District	475,959,635	475,403,035	556,600	473,756,735	1,646,300	0.35%
New Haven School District	695,215,745	693,930,984	1,284,761	693,930,984		
Richmond School District (IC)	347,505,088	347,505,088		347,505,088		
Romeo School District	1,847,247,254	1,846,504,882	742,372	1,846,504,882		
Roseville School District	849,549,760	849,549,760		849,549,760		
South Lake School District	531,479,301	531,479,301		531,479,301		
Utica School District	7,500,304,110	7,497,497,867	2,806,243	7,494,786,317	2,711,550	0.04%
Van Dyke School District	392,345,863	392,345,863		392,345,863		
Warren Cons. School District (IC)	3,497,014,337	3,497,014,337		3,491,762,347	5,251,990	0.15%
Warren Woods School District	537,522,803	532,414,129	5,108,674	530,751,129	1,663,000	0.31%
Almont School District	47,391,782	47,391,782		47,391,782		
Memphis School District	56,770,681	56,770,681		56,770,681		
Rochester School District	67,625,278	67,625,278		67,625,278		
COUNTY TOTALS	28,485,097,229	28,457,675,985	27,421,244	28,433,981,281	23,694,704	0.08%

2019 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
Cities									
Center Line	8,286,600	8,286,600	-	8,074,525	8,074,525	-	7,729,825	344,700	8,074,525
Eastpointe	-	-	-	-	-	-	-	-	-
Fraser	12,988,300	12,988,300	-	12,273,709	12,273,709	-	6,341,209	5,932,500	12,273,709
Memphis	-	-	-	-	-	-	-	-	-
Mt Clemens	1,454,800	1,454,800	-	847,197	847,197	-	833,497	13,700	847,197
New Baltimore	2,711,300	2,711,300	-	2,239,190	2,239,190	-	739,690	1,499,500	2,239,190
Richmond	-	-	-	-	-	-	-	-	-
Roseville	8,387,900	8,387,900	-	7,158,602	7,158,602	-	5,958,802	1,199,800	7,158,602
St. Clair Shores	2,350,800	2,350,800	-	2,350,800	2,350,800	-	238,500	2,112,300	2,350,800
Sterling Heights	109,595,900	106,221,500	(3,374,400)	103,217,873	99,843,473	(3,374,400)	74,322,773	25,520,700	99,843,473
Utica	-	-	-	-	-	-	-	-	-
Warren	151,429,362	132,348,329	(19,081,033)	150,079,957	130,998,924	(19,081,033)	115,436,865	15,562,059	130,998,924
Total Cities	297,204,962	274,749,529	(22,455,433)	286,241,853	263,786,420	(22,455,433)	211,601,161	52,185,259	263,786,420
Townships									
Armada	1,371,100	1,371,100	-	1,346,202	1,346,202	-	744,302	601,900	1,346,202
Bruce	14,276,700	14,006,700	(270,000)	13,738,212	13,468,212	(270,000)	9,967,312	3,500,900	13,468,212
Chesterfield	7,063,100	6,864,000	(199,100)	6,593,514	6,394,414	(199,100)	3,205,614	3,188,800	6,394,414
Clinton	15,024,900	15,024,900	-	13,389,696	13,389,696	-	7,183,596	6,206,100	13,389,696
Harrison	3,048,600	3,048,600	-	2,739,670	2,739,670	-	1,387,970	1,351,700	2,739,670
Grosse Pointe Shores	-	-	-	-	-	-	-	-	-
Lenox	-	-	-	-	-	-	-	-	-
Macomb	10,724,100	10,724,100	-	10,167,367	10,167,367	-	7,527,067	2,640,300	10,167,367
Ray	-	-	-	-	-	-	-	-	-
Richmond	-	-	-	-	-	-	-	-	-
Shelby	85,228,700	84,984,500	(244,200)	82,234,369	81,990,169	(244,200)	73,098,269	8,891,900	81,990,169
Washington	626,700	626,700	-	626,700	626,700	-	571,000	55,700	626,700
Total Townships	137,363,900	136,650,600	(713,300)	130,835,730	130,122,430	(713,300)	103,685,130	26,437,300	130,122,430
Grand Total	434,568,862	411,400,129	(23,168,733)	417,077,583	393,908,850	(23,168,733)	315,286,291	78,622,559	393,908,850

Government Unit	Average Residential T.C.V.
Armada Township	\$216,063
Bruce Township	\$249,927
Center Line	\$83,831
Chesterfield Township	\$197,097
Clinton Township	\$167,162
Eastpointe	\$73,365
Fraser	\$150,739
Grosse Pointe Shores	\$656,394
Harrison Township	\$186,210
Lenox Township	\$153,617
Macomb Township	\$263,545
Memphis	\$123,057
Mt. Clemens	\$98,951
New Baltimore	\$205,397
Ray Township	\$236,597
Richmond	\$166,973
Richmond Township	\$211,907
Roseville	\$82,859
Shelby Township	\$254,163
St. Clair Shores	\$141,153
Sterling Heights	\$195,804
Utica	\$162,673
Warren	\$107,355
Washington Township	\$290,341
MACOMB COUNTY	\$194,799

AD VALOREM TAXABLE VALUE CHANGE

Government Unit	2018	2019	Net Change	% Change
Cities				
Center Line	147,536,782	152,104,112	4,567,330	3.10%
Eastpointe	463,529,302	483,045,604	19,516,302	4.21%
Fraser	441,632,053	456,255,959	14,623,906	3.31%
Memphis	18,763,619	19,606,818	843,199	4.49%
Mt. Clemens	322,592,854	337,340,643	14,747,789	4.57%
New Baltimore	386,267,973	404,845,468	18,577,495	4.81%
Richmond City	180,899,574	188,997,865	8,098,291	4.48%
Roseville	886,065,607	924,583,943	38,518,336	4.35%
St. Clair Shores	1,522,428,480	1,596,656,575	74,228,095	4.88%
Sterling Heights	4,222,393,285	4,449,948,016	227,554,731	5.39%
Utica	191,101,115	203,529,621	12,428,506	6.50%
Warren	3,337,542,540	3,483,372,348	145,829,808	4.37%
Total Cities	12,120,753,184	12,700,286,972	579,533,788	4.78%
Townships				
Armada	307,239,345	324,355,448	17,116,103	5.57%
Bruce	474,730,376	496,508,252	21,777,876	4.59%
Chesterfield	1,626,298,040	1,724,254,966	97,956,926	6.02%
Clinton	2,871,289,377	2,980,688,546	109,399,169	3.81%
Harrison	925,037,517	967,772,383	42,734,866	4.62%
Grosse Pointe Shores	11,286,854	11,359,205	72,351	0.64%
Lenox	278,821,799	294,131,395	15,309,596	5.49%
Macomb	3,478,322,982	3,670,644,566	192,321,584	5.53%
Ray	205,260,677	214,702,685	9,442,008	4.60%
Richmond	172,710,245	178,769,501	6,059,256	3.51%
Shelby	3,300,404,264	3,472,695,591	172,291,327	5.22%
Washington	1,375,574,368	1,448,927,719	73,353,351	5.33%
Total Townships	15,026,975,844	15,784,810,257	757,834,413	5.04%
Grand Total	27,147,729,028	28,485,097,229	1,337,368,201	4.93%
N of Hall Rd	11,996,394,377	12,641,969,895	645,575,518	5.38%
S of Hall Rd	15,151,334,651	15,843,127,334	691,792,683	4.57%