



2020 EQUALIZATION REPORT



Prepared by:

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

2020 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
✚	2020 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 2020 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 2020 Equalized Valuation Changes	36
	▪ <i>A report which summarizes the changes in valuations from 2019 to 2020 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 2019 to 2020 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
Jennifer Czeiszperger

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 2020

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.

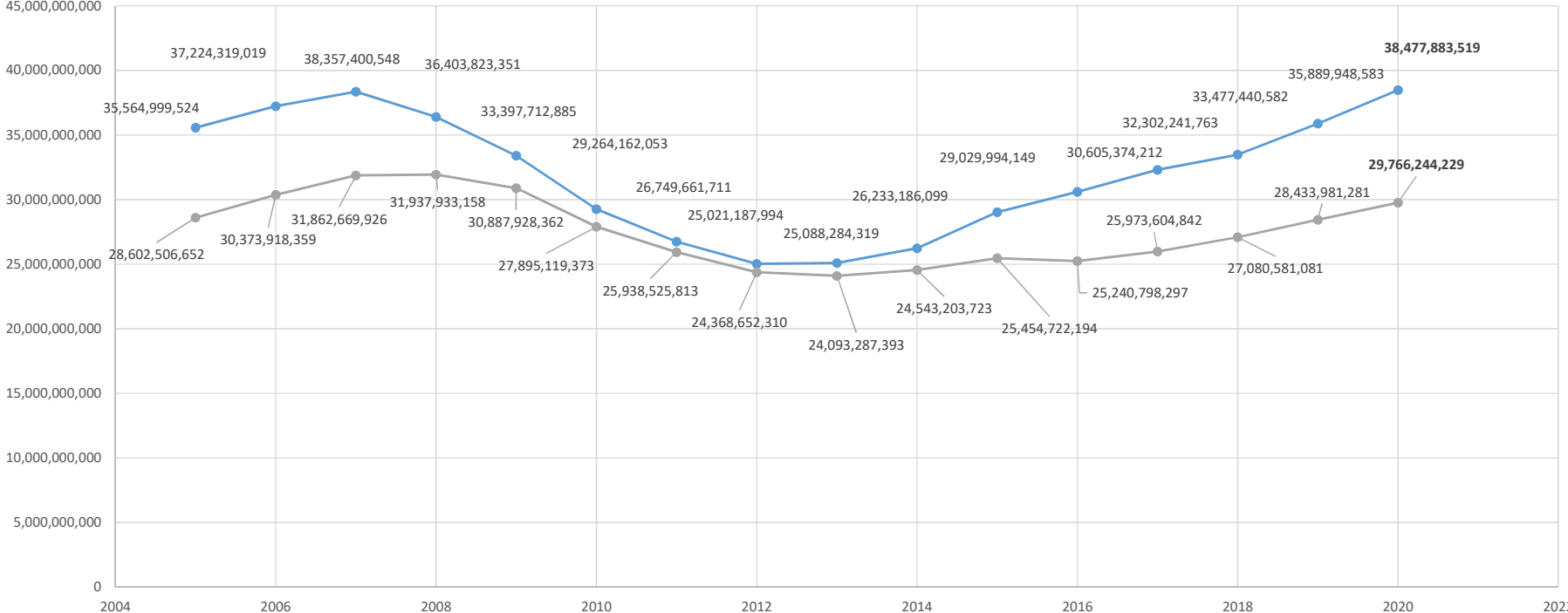
Agricultural	<u>211,847,200</u>	Timber-cutover	<u>0</u>
Commercial	<u>5,297,788,541</u>	Developmental	<u>0</u>
Industrial	<u>2,456,508,026</u>	Total Real Property	<u>36,629,377,026</u>
Residential	<u>28,663,233,259</u>	Total Personal Property	<u>1,848,506,493</u>
		Total Real and Personal Property	<u>38,477,883,519</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.

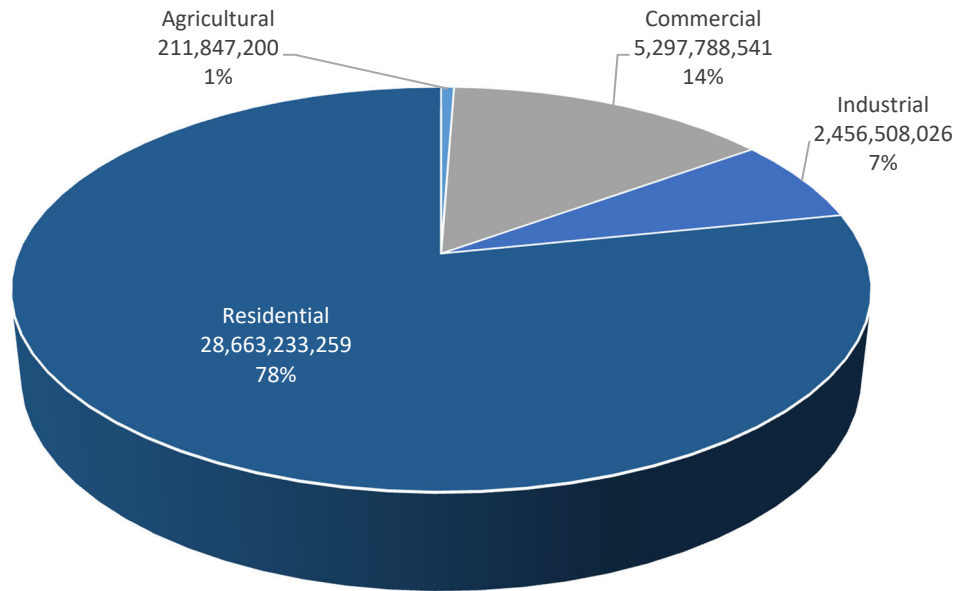
Assessment and Certification Division
Local Assessment Review
P.O. Box 30470
Lansing, Michigan 48909-7971

Signature of Equalization Director		Date	April 14, 2020
------------------------------------	--	------	----------------

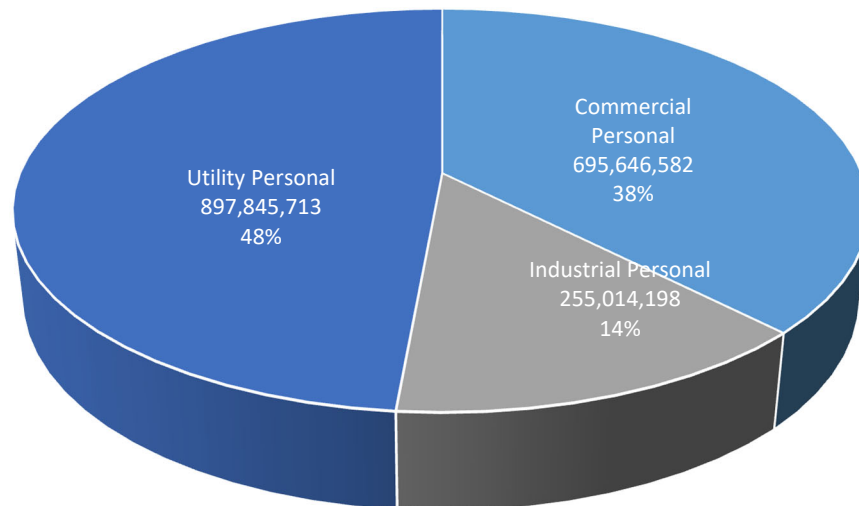
State Equalized Value vs. Taxable Value



Distribution of 2020 Equalized Value - Real Property



2020 Equalized Value - Personal Property Distribution



2020 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				55,210,200	55,210,200	1.0000
Eastpointe				98,616,600	98,616,600	1.0000
Fraser				83,342,900	83,342,900	1.0000
Memphis				4,397,300	4,397,300	1.0000
Mt. Clemens				105,519,400	105,519,400	1.0000
New Baltimore				47,737,400	47,737,400	1.0000
Richmond				44,121,900	44,121,900	1.0000
Roseville				313,145,800	313,145,800	1.0000
St. Clair Shores				289,489,200	289,489,200	1.0000
Sterling Heights				1,004,399,916	1,004,399,916	1.0000
Utica				138,656,500	138,656,500	1.0000
Warren				695,570,595	695,570,595	1.0000
Total Cities				2,880,207,711	2,880,207,711	
Townships						
Armada	35,780,700	35,780,700	1.0000	13,100,800	13,100,800	1.0000
Bruce	20,285,700	20,285,700	1.0000	18,990,400	18,990,400	1.0000
Chesterfield	7,516,400	7,516,400	1.0000	258,749,100	258,749,100	1.0000
Clinton				829,910,400	829,910,400	1.0000
Harrison				116,457,800	116,457,800	1.0000
Grosse Pointe Shores						
Lenox	42,870,300	42,870,300	1.0000	59,623,500	59,623,500	1.0000
Macomb	9,989,600	9,989,600	1.0000	273,363,500	273,363,500	1.0000
Ray	41,743,000	41,743,000	1.0000	9,848,000	9,848,000	1.0000
Richmond	37,266,000	37,266,000	1.0000	6,205,000	6,205,000	1.0000
Shelby				684,949,700	684,949,700	1.0000
Washington	16,395,500	16,395,500	1.0000	146,382,630	146,382,630	1.0000
Total Townships	211,847,200	211,847,200		2,417,580,830	2,417,580,830	
Grand Total	211,847,200	211,847,200		5,297,788,541	5,297,788,541	

2020 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	21,412,300	21,412,300	1.0000	119,297,900	119,297,900	1.0000
Eastpointe	2,869,400	2,869,400	1.0000	537,104,413	537,104,413	1.0000
Fraser	98,210,800	98,210,800	1.0000	398,402,800	398,402,800	1.0000
Memphis	402,300	402,300	1.0000	18,616,050	18,616,050	1.0000
Mt. Clemens	37,314,148	37,314,148	1.0000	296,384,387	296,384,387	1.0000
New Baltimore	17,080,800	17,080,800	1.0000	463,434,950	463,434,950	1.0000
Richmond	7,084,200	7,084,200	1.0000	183,651,100	183,651,100	1.0000
Roseville	73,369,800	73,369,800	1.0000	809,891,326	809,891,326	1.0000
St. Clair Shores	12,005,200	12,005,200	1.0000	2,020,569,200	2,020,569,200	1.0000
Sterling Heights	558,484,600	558,484,600	1.0000	4,328,672,800	4,328,672,800	1.0000
Utica	2,463,300	2,463,300	1.0000	116,230,060	116,230,060	1.0000
Warren	725,992,230	725,992,230	1.0000	2,946,749,019	2,946,749,019	1.0000
Total Cities	1,556,689,078	1,556,689,078		12,239,004,005	12,239,004,005	
Townships						
Armada	17,380,818	17,380,818	1.0000	243,686,500	243,686,500	1.0000
Bruce	70,662,500	70,662,500	1.0000	523,999,212	523,999,212	1.0000
Chesterfield	170,672,600	170,672,600	1.0000	1,736,075,138	1,736,075,138	1.0000
Clinton	189,614,000	189,614,000	1.0000	2,717,043,500	2,717,043,500	1.0000
Harrison	38,460,230	38,460,230	1.0000	1,081,738,770	1,081,738,770	1.0000
Grosse Pointe Shores				15,533,100	15,533,100	1.0000
Lenox	22,482,500	22,482,500	1.0000	247,922,900	247,922,900	1.0000
Macomb	79,931,700	79,931,700	1.0000	4,272,017,934	4,272,017,934	1.0000
Ray	6,316,300	6,316,300	1.0000	216,532,850	216,532,850	1.0000
Richmond	2,052,300	2,052,300	1.0000	164,199,500	164,199,500	1.0000
Shelby	269,878,700	269,878,700	1.0000	3,610,876,050	3,610,876,050	1.0000
Washington	32,367,300	32,367,300	1.0000	1,594,603,800	1,594,603,800	1.0000
Total Townships	899,818,948	899,818,948		16,424,229,254	16,424,229,254	
Grand Total	2,456,508,026	2,456,508,026		28,663,233,259	28,663,233,259	

2020 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				195,920,400	195,920,400
Eastpointe				638,590,413	638,590,413
Fraser				579,956,500	579,956,500
Memphis				23,415,650	23,415,650
Mt. Clemens				439,217,935	439,217,935
New Baltimore				528,253,150	528,253,150
Richmond				234,857,200	234,857,200
Roseville				1,196,406,926	1,196,406,926
St. Clair Shores				2,322,063,600	2,322,063,600
Sterling Heights				5,891,557,316	5,891,557,316
Utica				257,349,860	257,349,860
Warren				4,368,311,844	4,368,311,844
Total Cities				16,675,900,794	16,675,900,794
Townships					
Armada				309,948,818	309,948,818
Bruce				633,937,812	633,937,812
Chesterfield				2,173,013,238	2,173,013,238
Clinton				3,736,567,900	3,736,567,900
Harrison				1,236,656,800	1,236,656,800
Grosse Pointe Shores				15,533,100	15,533,100
Lenox				372,899,200	372,899,200
Macomb				4,635,302,734	4,635,302,734
Ray				274,440,150	274,440,150
Richmond				209,722,800	209,722,800
Shelby				4,565,704,450	4,565,704,450
Washington				1,789,749,230	1,789,749,230
Total Townships				19,953,476,232	19,953,476,232
Grand Total				36,629,377,026	36,629,377,026

2020 RECOMMENDED COUNTY EQUALIZED VALUES (C.E.V.)

Government Unit	Personal Property			Total Real and Personal Property	
	Assessed Value	C.E.V.	Factor to C.E.V.	Assessed Value	C.E.V.
Cities					
Center Line	14,510,000	14,510,000	1.0000	210,430,400	210,430,400
Eastpointe	41,813,400	41,813,400	1.0000	680,403,813	680,403,813
Fraser	31,731,500	31,731,500	1.0000	611,688,000	611,688,000
Memphis	1,822,100	1,822,100	1.0000	25,237,750	25,237,750
Mt. Clemens	23,051,700	23,051,700	1.0000	462,269,635	462,269,635
New Baltimore	12,376,080	12,376,080	1.0000	540,629,230	540,629,230
Richmond	8,910,200	8,910,200	1.0000	243,767,400	243,767,400
Roseville	76,928,500	76,928,500	1.0000	1,273,335,426	1,273,335,426
St. Clair Shores	65,393,300	65,393,300	1.0000	2,387,456,900	2,387,456,900
Sterling Heights	267,400,500	267,400,500	1.0000	6,158,957,816	6,158,957,816
Utica	20,498,400	20,498,400	1.0000	277,848,260	277,848,260
Warren	380,012,060	380,012,060	1.0000	4,748,323,904	4,748,323,904
Total Cities	944,447,740	944,447,740		17,620,348,534	17,620,348,534
Townships					
Armada	109,012,400	109,012,400	1.0000	418,961,218	418,961,218
Bruce	48,927,200	48,927,200	1.0000	682,865,012	682,865,012
Chesterfield	81,747,300	81,747,300	1.0000	2,254,760,538	2,254,760,538
Clinton	144,870,200	144,870,200	1.0000	3,881,438,100	3,881,438,100
Harrison	22,109,183	22,109,183	1.0000	1,258,765,983	1,258,765,983
Grosse Pointe Shores	326,700	326,700	1.0000	15,859,800	15,859,800
Lenox	41,788,500	41,788,500	1.0000	414,687,700	414,687,700
Macomb	113,924,570	113,924,570	1.0000	4,749,227,304	4,749,227,304
Ray	22,132,700	22,132,700	1.0000	296,572,850	296,572,850
Richmond	34,907,100	34,907,100	1.0000	244,629,900	244,629,900
Shelby	178,478,500	178,478,500	1.0000	4,744,182,950	4,744,182,950
Washington	105,834,400	105,834,400	1.0000	1,895,583,630	1,895,583,630
Total Townships	904,058,753	904,058,753		20,857,534,985	20,857,534,985
Grand Total	1,848,506,493	1,848,506,493		38,477,883,519	38,477,883,519

CITY OF CENTER LINE - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	263	55,210,200	49.77%	110,941,212	55,210,200	1.0000
Industrial	45	21,412,300	49.60%	43,173,340	21,412,300	1.0000
Residential	2,444	119,297,900	49.67%	240,171,961	119,297,900	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	2,752	195,920,400	49.69%	394,286,513	195,920,400	
<hr style="border-top: 1px dashed #0056b3;"/>						
Exempt	140					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	339	6,316,300	49.99%	12,635,127		
Industrial	19	2,416,800	49.99%	4,834,567		
Residential						
Utility	5	5,776,900	50.00%	11,553,644		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	363	14,510,000	49.99%	29,023,338	14,510,000	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals						
	3,115	210,430,400		423,309,851	210,430,400	

CITY OF EASTPOINTE - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	750	98,616,600	49.51%	199,202,248	98,616,600	1.0000
Industrial	14	2,869,400	49.86%	5,754,839	2,869,400	1.0000
Residential	12,922	537,104,413	49.85%	1,077,423,606	537,104,413	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	13,686	638,590,413	49.80%	1,282,380,693	638,590,413	
<hr style="border-top: 1px dashed #0056b3;"/>						
Exempt	158					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	946	9,547,900	49.77%	19,184,047		
Industrial	6	292,600	48.91%	598,241		
Residential						
Utility	6	31,972,900	50.00%	63,945,966		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	958	41,813,400	49.94%	83,728,254	41,813,400	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals						
	14,644	680,403,813		1,366,108,947	680,403,813	

CITY OF FRASER - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	250	83,342,900	49.81%	167,326,490	83,342,900	1.0000
Industrial	247	98,210,800	49.65%	197,804,570	98,210,800	1.0000
Residential	5,009	398,402,800	49.38%	806,735,211	398,402,800	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	5,506	579,956,500	49.49%	1,171,866,271	579,956,500	
<hr style="border-top: 1px dashed #000;"/>						
Exempt	93					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	658	12,833,000	49.90%	25,717,435		
Industrial	166	9,414,300	50.00%	18,828,600		
Residential						
Utility	3	9,484,200	50.00%	18,968,320		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	827	31,731,500	49.96%	63,514,355	31,731,500	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	6,333	611,688,000		1,235,380,626	611,688,000	

CITY OF MEMPHIS - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	38	4,397,300	49.76%	8,836,145	4,397,300	1.0000
Industrial	1	402,300	49.54%	812,086	402,300	1.0000
Residential	293	18,616,050	49.78%	37,395,192	18,616,050	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	332	23,415,650	49.77%	47,043,423	23,415,650	
<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	224,300	50.00%	448,600		
Industrial	1	1,133,500	50.00%	2,267,066		
Residential						
Utility	2	464,300	50.01%	928,414		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	49	1,822,100	50.00%	3,644,080	1,822,100	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals						
	381	25,237,750		50,687,503	25,237,750	

CITY OF MOUNT CLEMENS - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	535	105,519,400	49.76%	212,058,269	105,519,400	1.0000
Industrial	109	37,314,148	49.69%	75,096,949	37,314,148	1.0000
Residential	5,352	296,384,387	49.93%	593,592,164	296,384,387	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	5,996	439,217,935	49.87%	880,747,382	439,217,935	
<hr style="border-top: 1px dashed #000;"/>						
Exempt	241					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	943	11,993,900	49.65%	24,156,898		
Industrial	24	1,584,600	49.29%	3,214,850		
Residential						
Utility	4	9,473,200	50.00%	18,946,292		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	971	23,051,700	49.77%	46,318,040	23,051,700	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	6,967	462,269,635		927,065,422	462,269,635	

CITY OF NEW BALTIMORE - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	167	47,737,400	49.38%	96,665,860	47,737,400	1.0000
Industrial	48	17,080,800	49.95%	34,197,244	17,080,800	1.0000
Residential	4,249	463,434,950	49.85%	929,674,998	463,434,950	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	4,464	528,253,150	49.81%	1,060,538,102	528,253,150	
<hr style="border-top: 1px dashed #0056b3;"/>						
Exempt	109					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	393	5,368,580	49.71%	10,799,799		
Industrial	20	1,338,600	49.91%	2,682,027		
Residential						
Utility	2	5,668,900	50.00%	11,337,816		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	415	12,376,080	49.86%	24,819,642	12,376,080	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals						
	4,879	540,629,230		1,085,357,744	540,629,230	

CITY OF RICHMOND - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	196	44,121,900	49.37%	89,375,540	44,121,900	1.0000
Industrial	17	7,084,200	49.80%	14,224,496	7,084,200	1.0000
Residential	2,105	183,651,100	49.50%	371,002,319	183,651,100	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	2,318	234,857,200	49.49%	474,602,355	234,857,200	
<hr style="border-top: 1px dashed #000;"/>						
Exempt	95					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	251	4,937,000	49.82%	9,909,675		
Industrial	6	561,600	49.98%	1,123,650		
Residential						
Utility	4	3,411,600	50.00%	6,823,184		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	261	8,910,200	49.90%	17,856,509	8,910,200	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	2,579	243,767,400		492,458,864	243,767,400	

CITY OF ROSEVILLE - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	967	313,145,800	49.78%	629,118,062	313,145,800	1.0000
Industrial	180	73,369,800	49.82%	147,259,483	73,369,800	1.0000
Residential	17,402	809,891,326	49.59%	1,633,193,807	809,891,326	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	18,549	1,196,406,926	49.65%	2,409,571,352	1,196,406,926	
Exempt	253					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,374	42,695,800	49.94%	85,494,192		
Industrial	146	10,139,300	49.99%	20,282,657		
Residential						
Utility	6	24,093,400	50.00%	48,188,754		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	1,526	76,928,500	49.96%	153,965,603	76,928,500	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals	20,075	1,273,335,426		2,563,536,955	1,273,335,426	

CITY OF ST. CLAIR SHORES - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,068	289,489,200	49.93%	579,799,992	289,489,200	1.0000
Industrial	43	12,005,200	49.98%	24,021,422	12,005,200	1.0000
Residential	26,155	2,020,569,200	49.90%	4,049,260,797	2,020,569,200	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	27,266	2,322,063,600	49.90%	4,653,082,211	2,322,063,600	
<hr style="border-top: 1px dashed #000;"/>						
Exempt	219					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,514	25,937,200	50.01%	51,864,028		
Industrial	12	616,300	49.99%	1,232,847		
Residential						
Utility	8	38,839,800	50.00%	77,677,613		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	1,534	65,393,300	50.00%	130,774,488	65,393,300	0.9999
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	28,800	2,387,456,900		4,783,856,699	2,387,456,900	

CITY OF STERLING HEIGHTS - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,150	1,004,399,916	49.82%	2,016,203,714	1,004,399,916	1.0000
Industrial	647	558,484,600	49.78%	1,121,890,137	558,484,600	1.0000
Residential	41,951	4,328,672,800	49.50%	8,744,044,211	4,328,672,800	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	43,748	5,891,557,316	49.58%	11,882,138,062	5,891,557,316	
Exempt	395					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	3,024	113,006,800	49.99%	226,058,812		
Industrial	364	48,896,600	49.90%	97,989,179		
Residential						
Utility	10	105,497,100	50.00%	210,994,554		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	3,398	267,400,500	49.98%	535,042,545	267,400,500	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	47,146	6,158,957,816		12,417,180,607	6,158,957,816	

CITY OF UTICA - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	233	138,656,500	49.90%	277,852,416	138,656,500	1.0000
Industrial	17	2,463,300	49.59%	4,966,859	2,463,300	1.0000
Residential	1,344	116,230,060	49.91%	232,883,555	116,230,060	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	1,594	257,349,860	49.90%	515,702,830	257,349,860	
<hr style="border-top: 1px dashed #000;"/>						
Exempt	137					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	416	14,020,400	49.96%	28,063,251		
Industrial	2	66,400	47.30%	140,387		
Residential						
Utility	4	6,411,600	50.00%	12,823,631		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	422	20,498,400	49.96%	41,027,269	20,498,400	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	2,016	277,848,260		556,730,099	277,848,260	

CITY OF WARREN - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	2,014	695,570,595	49.74%	1,398,458,389	695,570,595	1.0000
Industrial	1,537	725,992,230	49.48%	1,467,370,057	725,992,230	1.0000
Residential	50,878	2,946,749,019	49.51%	5,951,332,982	2,946,749,019	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	54,429	4,368,311,844	49.54%	8,817,161,428	4,368,311,844	
Exempt	2,345					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	4,170	186,318,949	49.98%	372,787,013		
Industrial	487	74,040,098	49.98%	148,139,453		
Residential						
Utility	23	119,653,013	50.00%	239,306,010		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	4,680	380,012,060	49.99%	760,232,476	380,012,060	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	59,109	4,748,323,904		9,577,393,904	4,748,323,904	

TOWNSHIP OF ARMADA - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	208	35,780,700	49.58%	72,170,417	35,780,700	1.0000
Commercial	74	13,100,800	49.75%	26,333,358	13,100,800	1.0000
Industrial	48	17,380,818	49.16%	35,356,449	17,380,818	1.0000
Residential	2,124	243,686,500	49.52%	492,130,339	243,686,500	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	2,454	309,948,818	49.51%	625,990,563	309,948,818	
<hr style="border-top: 1px dashed #000;"/>						
Exempt	86					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	143	1,834,400	49.98%	3,670,269		
Industrial	24	2,759,500	50.00%	5,519,000		
Residential						
Utility	12	104,418,500	50.00%	208,837,012		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	179	109,012,400	50.00%	218,026,281	109,012,400	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	2,633	418,961,218		844,016,844	418,961,218	

TOWNSHIP OF BRUCE - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	105	20,285,700	49.95%	40,614,209	20,285,700	1.0000
Commercial	87	18,990,400	49.62%	38,274,595	18,990,400	1.0000
Industrial	142	70,662,500	49.50%	142,760,297	70,662,500	1.0000
Residential	3,951	523,999,212	49.40%	1,060,679,144	523,999,212	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	4,285	633,937,812	49.44%	1,282,328,245	633,937,812	
Exempt	154					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	275	4,221,400	50.00%	8,442,800		
Industrial	77	5,286,900	50.00%	10,573,800		
Residential						
Utility	14	39,418,900	50.00%	78,839,440		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	366	48,927,200	50.00%	97,856,040	48,927,200	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals						
	4,651	682,865,012		1,380,184,285	682,865,012	

TOWNSHIP OF CHESTERFIELD - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	74	7,516,400	49.57%	15,163,727	7,516,400	1.0000
Commercial	558	258,749,100	49.48%	522,956,142	258,749,100	1.0000
Industrial	345	170,672,600	49.48%	344,941,071	170,672,600	1.0000
Residential	16,686	1,736,075,138	49.39%	3,514,857,398	1,736,075,138	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	17,663	2,173,013,238	49.41%	4,397,918,338	2,173,013,238	
Exempt	564					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	971	38,136,000	49.99%	76,287,257		
Industrial	162	16,055,400	50.00%	32,110,800		
Residential						
Utility	13	27,555,900	50.00%	55,111,763		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	1,146	81,747,300	50.00%	163,509,820	81,747,300	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	18,809	2,254,760,538		4,561,428,158	2,254,760,538	

TOWNSHIP OF CLINTON - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,374	829,910,400	49.82%	1,665,781,125	829,910,400	1.0000
Industrial	482	189,614,000	49.41%	383,756,306	189,614,000	1.0000
Residential	30,752	2,717,043,500	49.58%	5,480,069,688	2,717,043,500	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	32,608	3,736,567,900	49.63%	7,529,607,119	3,736,567,900	
Exempt	1,299					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	3,075	76,109,500	50.00%	152,219,000		
Industrial	234	14,587,200	50.01%	29,168,566		
Residential						
Utility	14	54,173,500	50.00%	108,347,038		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	3,323	144,870,200	50.00%	289,734,604	144,870,200	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	35,931	3,881,438,100		7,819,341,723	3,881,438,100	

TOWNSHIP OF HARRISON - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	299	116,457,800	49.87%	233,507,196	116,457,800	1.0000
Industrial	125	38,460,230	49.88%	77,108,638	38,460,230	1.0000
Residential	11,071	1,081,738,770	49.45%	2,187,554,763	1,081,738,770	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	11,495	1,236,656,800	49.50%	2,498,170,597	1,236,656,800	
<hr style="border-top: 1px dashed #000;"/>						
Exempt	414					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	369	6,493,083	49.97%	12,993,962		
Industrial	46	1,933,200	50.00%	3,866,400		
Residential						
Utility	2	13,682,900	50.00%	27,365,700		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	417	22,109,183	49.99%	44,226,062	22,109,183	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	11,912	1,258,765,983		2,542,396,659	1,258,765,983	

VILLAGE OF GROSSE POINTE SHORES - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial						
Industrial						
Residential	44	15,533,100	49.84%	31,164,971	15,533,100	1.0000
Developmental						
<hr/>						
Real Property Totals	44	15,533,100	49.84%	31,164,971	15,533,100	
<hr/>						
Exempt						
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	8	30,900	50.00%	61,800		
Industrial						
Residential						
Utility	2	295,800	50.00%	591,564		
<hr/>						
Personal Property Totals	10	326,700	50.00%	653,364	326,700	1.0000
<hr/>						
Combined Totals	54	15,859,800		31,818,335	15,859,800	

TOWNSHIP OF LENOX - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	361	42,870,300	49.78%	86,115,874	42,870,300	1.0000
Commercial	175	59,623,500	49.52%	120,400,683	59,623,500	1.0000
Industrial	53	22,482,500	49.55%	45,371,388	22,482,500	1.0000
Residential	2,968	247,922,900	49.72%	498,627,058	247,922,900	1.0000
Developmental						
<hr style="border-top: 1px dashed #0056b3;"/>						
Real Property Totals	3,557	372,899,200	49.69%	750,515,003	372,899,200	
<hr style="border-top: 1px dashed #0056b3;"/>						
Exempt	147					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural		0	50.00%	0		
Commercial	260	7,550,400	49.98%	15,106,843		
Industrial	18	9,314,800	50.04%	18,614,709		
Residential						
Utility	22	24,923,300	50.00%	49,847,866		
<hr style="border-top: 1px dashed #0056b3;"/>						
Personal Property Totals	300	41,788,500	50.00%	83,569,418	41,788,500	1.0000
<hr style="border-top: 1px dashed #0056b3;"/>						
Combined Totals						
	3,857	414,687,700		834,084,421	414,687,700	

TOWNSHIP OF MACOMB - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	37	9,989,600	49.88%	20,027,466	9,989,600	1.0000
Commercial	364	273,363,500	49.64%	550,689,426	273,363,500	1.0000
Industrial	149	79,931,700	49.50%	161,493,177	79,931,700	1.0000
Residential	30,807	4,272,017,934	49.72%	8,592,252,247	4,272,017,934	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	31,357	4,635,302,734	49.71%	9,324,462,316	4,635,302,734	
<hr style="border-top: 1px dashed #000;"/>						
Exempt	105					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	966	36,767,770	49.89%	73,697,675		
Industrial	75	9,343,000	50.00%	18,686,000		
Residential						
Utility	21	67,813,800	50.00%	135,627,918		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	1,062	113,924,570	49.96%	228,011,593	113,924,570	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	32,419	4,749,227,304		9,552,473,909	4,749,227,304	

TOWNSHIP OF RAY - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	306	41,743,000	49.95%	83,575,771	41,743,000	1.0000
Commercial	123	9,848,000	49.75%	19,795,685	9,848,000	1.0000
Industrial	49	6,316,300	49.82%	12,677,721	6,316,300	1.0000
Residential	1,686	216,532,850	49.82%	434,612,931	216,532,850	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	2,164	274,440,150	49.84%	550,662,108	274,440,150	
Exempt	174					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	150	2,820,300	50.01%	5,639,471		
Industrial						
Residential						
Utility	23	19,312,400	50.00%	38,624,488		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	173	22,132,700	50.00%	44,263,959	22,132,700	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	2,337	296,572,850		594,926,067	296,572,850	

TOWNSHIP OF RICHMOND - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	314	37,266,000	49.74%	74,925,834	37,266,000	1.0000
Commercial	31	6,205,000	49.45%	12,549,010	6,205,000	1.0000
Industrial	23	2,052,300	49.73%	4,127,066	2,052,300	1.0000
Residential	1,484	164,199,500	49.79%	329,757,694	164,199,500	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	1,852	209,722,800	49.77%	421,359,604	209,722,800	
<hr style="border-top: 1px dashed #000;"/>						
Exempt	39					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	72	1,037,600	49.72%	2,086,886		
Industrial	4	122,900	49.16%	250,000		
Residential						
Utility	17	33,746,600	50.00%	67,492,988		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	93	34,907,100	49.99%	69,829,874	34,907,100	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	1,945	244,629,900		491,189,478	244,629,900	

TOWNSHIP OF SHELBY - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	985	684,949,700	49.68%	1,378,665,142	684,949,700	1.0000
Commercial	541	269,878,700	49.73%	542,721,151	269,878,700	1.0000
Industrial	27,162	3,610,876,050	49.49%	7,295,513,812	3,610,876,050	1.0000
Residential						
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	28,688	4,565,704,450	49.54%	9,216,900,105	4,565,704,450	
Exempt	487					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	2,323	72,914,500	50.00%	145,829,000		
Industrial	184	16,193,200	50.00%	32,386,400		
Residential						
Utility	12	89,370,800	50.00%	178,741,304		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	2,519	178,478,500	50.00%	356,956,704	178,478,500	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	31,207	4,744,182,950		9,573,856,809	4,744,182,950	

TOWNSHIP OF WASHINGTON - Summary of 2020 Valuations

Real Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	84	16,395,500	49.81%	32,915,484	16,395,500	1.0000
Commercial	384	146,382,630	49.78%	294,041,889	146,382,630	1.0000
Industrial	97	32,367,300	49.91%	64,855,731	32,367,300	1.0000
Residential	10,356	1,594,603,800	49.85%	3,198,957,771	1,594,603,800	1.0000
Developmental						
<hr style="border-top: 1px dashed #000;"/>						
Real Property Totals	10,921	1,789,749,230	49.84%	3,590,770,875	1,789,749,230	
Exempt	200					
Personal Property						
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	724	14,530,600	49.95%	29,090,290		
Industrial	32	28,917,400	50.00%	57,834,800		
Residential						
Utility	20	62,386,400	50.00%	124,772,358		
<hr style="border-top: 1px dashed #000;"/>						
Personal Property Totals	776	105,834,400	49.99%	211,697,448	105,834,400	1.0000
<hr style="border-top: 1px dashed #000;"/>						
Combined Totals						
	11,697	1,895,583,630		3,802,468,323	1,895,583,630	

ALL LOCAL UNITS - Summary of 2020 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	1,489	211,847,200	49.79%	425,508,781	211,847,200	1.0000	142,275	285,768
Commercial	12,085	5,297,788,541	49.75%	10,648,832,588	5,297,788,541	1.0000	438,377	881,161
Industrial	4,959	2,456,508,026	49.61%	4,951,740,478	2,456,508,026	1.0000	495,364	998,536
Residential	309,195	28,663,233,259	49.61%	57,782,888,620	28,663,233,259	1.0000	92,703	186,882
Developmental								
<hr style="border-top: 1px dashed #0056b3;"/>								
Real Property Totals	327,728	36,629,377,026		73,808,970,466	36,629,377,026			
Exempt	7,880							
Personal Property								
Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor	Average Assessed	Average True Cash
Agricultural		0	50.00%	0	0		0	0
Commercial	23,410	695,646,582	49.97%	1,392,244,129	695,646,582		29,716	59,472
Industrial	2,109	255,014,198	49.97%	510,343,999	255,014,198		120,917	241,984
Residential								
Utility	249	897,845,713	50.00%	1,795,693,637	897,845,713		3,605,806	7,211,621
<hr style="border-top: 1px dashed #0056b3;"/>								
Personal Property Totals	25,768	1,848,506,493	49.98%	3,698,281,765	1,848,506,493	1.0000		
<hr style="border-top: 1px dashed #0056b3;"/>								
Combined Totals								
	353,496	38,477,883,519		77,507,252,232	38,477,883,519			

SUMMARY OF 2020 COUNTY EQUALIZED VALUATION CHANGES

Government Unit	REAL AGRICULTURAL C.E.V.				REAL COMMERCIAL C.E.V.			
	2019	2020	+/- from prev yr	% total County	2019	2020	+/- from prev yr	% total County
Cities								
Center Line					53,351,000	55,210,200	1,859,200	1.04%
Eastpointe					96,384,240	98,616,600	2,232,360	1.86%
Fraser					78,794,100	83,342,900	4,548,800	1.57%
Memphis					4,400,400	4,397,300	(3,100)	0.08%
Mt. Clemens					99,195,600	105,519,400	6,323,800	1.99%
New Baltimore					40,343,300	47,737,400	7,394,100	0.90%
Richmond					44,206,300	44,121,900	(84,400)	0.83%
Roseville					300,525,700	313,145,800	12,620,100	5.91%
St. Clair Shores					268,835,066	289,489,200	20,654,134	5.46%
Sterling Heights					889,298,000	1,004,399,916	115,101,916	18.96%
Utica					132,798,400	138,656,500	5,858,100	2.62%
Warren					663,434,110	695,570,595	32,136,485	13.13%
Total Cities					2,671,566,216	2,880,207,711	208,641,495	54.37%
Townships								
Armada	35,355,200	35,780,700	425,500	16.89%	12,657,200	13,100,800	443,600	0.25%
Bruce	19,114,800	20,285,700	1,170,900	9.58%	18,625,100	18,990,400	365,300	0.36%
Chesterfield	7,334,700	7,516,400	181,700	3.55%	244,922,500	258,749,100	13,826,600	4.88%
Clinton					798,180,300	829,910,400	31,730,100	15.67%
Harrison					111,793,300	116,457,800	4,664,500	2.20%
Grosse Pte Shores								
Lenox	44,567,700	42,870,300	(1,697,400)	20.24%	57,543,800	59,623,500	2,079,700	1.13%
Macomb	9,924,100	9,989,600	65,500	4.72%	240,899,200	273,363,500	32,464,300	5.16%
Ray	42,015,200	41,743,000	(272,200)	19.70%	9,567,700	9,848,000	280,300	0.19%
Richmond	37,515,800	37,266,000	(249,800)	17.59%	5,551,500	6,205,000	653,500	0.12%
Shelby	0				639,982,850	684,949,700	44,966,850	12.93%
Washington	16,846,700	16,395,500	(451,200)	7.74%	135,064,900	146,382,630	11,317,730	2.76%
Total Townships	212,674,200	211,847,200	(827,000)	100.00%	2,274,788,350	2,417,580,830	142,792,480	45.63%
Grand Total	212,674,200	211,847,200	(827,000)	100%	4,946,354,566	5,297,788,541	351,433,975	100%

SUMMARY OF 2020 COUNTY EQUALIZED VALUATION CHANGES

Government Unit	REAL INDUSTRIAL C.E.V.				REAL RESIDENTIAL C.E.V.			
	2019	2020	+/- from prev yr	% total County	2019	2020	+/- from prev yr	% total County
Cities								
Center Line	20,716,500	21,412,300	695,800	0.87%	102,320,200	119,297,900	16,977,700	0.42%
Eastpointe	2,319,200	2,869,400	550,200	0.12%	470,118,586	537,104,413	66,985,827	1.87%
Fraser	94,224,900	98,210,800	3,985,900	4.00%	373,764,600	398,402,800	24,638,200	1.39%
Memphis	404,500	402,300	(2,200)	0.02%	17,981,300	18,616,050	634,750	0.06%
Mt. Clemens	33,941,200	37,314,148	3,372,948	1.52%	262,376,909	296,384,387	34,007,478	1.03%
New Baltimore	15,677,400	17,080,800	1,403,400	0.70%	436,160,666	463,434,950	27,274,284	1.62%
Richmond	6,968,000	7,084,200	116,200	0.29%	170,133,500	183,651,100	13,517,600	0.64%
Roseville	67,951,300	73,369,800	5,418,500	2.99%	714,257,400	809,891,326	95,633,926	2.83%
St. Clair Shores	11,910,700	12,005,200	94,500	0.49%	1,838,526,743	2,020,569,200	182,042,457	7.05%
Sterling Heights	530,518,350	558,484,600	27,966,250	22.73%	4,099,192,075	4,328,672,800	229,480,725	15.10%
Utica	2,412,900	2,463,300	50,400	0.10%	109,060,143	116,230,060	7,169,917	0.41%
Warren	662,623,930	725,992,230	63,368,300	29.55%	2,713,853,089	2,946,749,019	232,895,930	10.28%
Total Cities	1,449,668,880	1,556,689,078	107,020,198	63.37%	11,307,745,211	12,239,004,005	931,258,794	42.70%
Townships								
Armada	16,671,800	17,380,818	709,018	0.71%	226,387,800	243,686,500	17,298,700	0.85%
Bruce	69,303,900	70,662,500	1,358,600	2.88%	476,176,056	523,999,212	47,823,156	1.83%
Chesterfield	156,753,100	170,672,600	13,919,500	6.95%	1,617,442,600	1,736,075,138	118,632,538	6.06%
Clinton	175,931,500	189,614,000	13,682,500	7.72%	2,538,480,900	2,717,043,500	178,562,600	9.48%
Harrison	35,924,500	38,460,230	2,535,730	1.57%	1,021,388,759	1,081,738,770	60,350,011	3.77%
Grosse Pte Shores					14,395,100	15,533,100	1,138,000	0.05%
Lenox	22,613,100	22,482,500	(130,600)	0.92%	224,887,840	247,922,900	23,035,060	0.86%
Macomb	72,758,300	79,931,700	7,173,400	3.25%	3,977,151,340	4,272,017,934	294,866,594	14.90%
Ray	5,925,600	6,316,300	390,700	0.26%	197,285,100	216,532,850	19,247,750	0.76%
Richmond	2,064,600	2,052,300	(12,300)	0.08%	155,545,485	164,199,500	8,654,015	0.57%
Shelby	241,547,700	269,878,700	28,331,000	10.99%	3,406,136,630	3,610,876,050	204,739,420	12.60%
Washington	31,201,700	32,367,300	1,165,600	1.32%	1,486,295,825	1,594,603,800	108,307,975	5.56%
Total Townships	830,695,800	899,818,948	69,123,148	36.63%	15,341,573,435	16,424,229,254	1,082,655,819	57.30%
Grand Total	2,280,364,680	2,456,508,026	176,143,346	100%	26,649,318,646	28,663,233,259	2,013,914,613	100%

SUMMARY OF 2020 COUNTY EQUALIZED VALUATION CHANGES

Government Unit	REAL DEVELOPMENTAL C.E.V.				ALL PERSONAL PROPERTY C.E.V.			
	2019	2020	+/- from prev yr	% total County	2019	2020	+/- from prev yr	% total County
Cities								
Center Line					15,372,600	14,510,000	(862,600)	0.78%
Eastpointe					40,239,900	41,813,400	1,573,500	2.26%
Fraser					33,560,380	31,731,500	(1,828,880)	1.72%
Memphis					1,976,500	1,822,100	(154,400)	0.10%
Mt. Clemens					23,335,310	23,051,700	(283,610)	1.25%
New Baltimore					10,540,500	12,376,080	1,835,580	0.67%
Richmond					10,391,900	8,910,200	(1,481,700)	0.48%
Roseville					78,207,300	76,928,500	(1,278,800)	4.16%
St. Clair Shores					62,978,700	65,393,300	2,414,600	3.54%
Sterling Heights					279,689,900	267,400,500	(12,289,400)	14.47%
Utica					18,418,400	20,498,400	2,080,000	1.11%
Warren					357,859,651	380,012,060	22,152,409	20.56%
Total Cities					932,571,041	944,447,740	11,876,699	51.09%
Townships								
Armada					105,068,500	109,012,400	3,943,900	5.90%
Bruce					47,241,700	48,927,200	1,685,500	2.65%
Chesterfield					87,008,000	81,747,300	(5,260,700)	4.42%
Clinton					144,540,800	144,870,200	329,400	7.84%
Harrison					20,963,000	22,109,183	1,146,183	1.20%
Grosse Pte Shores					347,200	326,700	(20,500)	0.02%
Lenox					39,924,300	41,788,500	1,864,200	2.26%
Macomb	-	-	-	-	115,744,100	113,924,570	(1,819,530)	6.16%
Ray					20,755,200	22,132,700	1,377,500	1.20%
Richmond					34,577,300	34,907,100	329,800	1.89%
Shelby					153,085,750	178,478,500	25,392,750	9.66%
Washington					99,409,600	105,834,400	6,424,800	5.73%
Total Townships	-	-	-	-	868,665,450	904,058,753	35,393,303	48.91%
Grand Total	-	-	-	-	1,801,236,491	1,848,506,493	47,270,002	100%

SUMMARY OF 2020 COUNTY EQUALIZED VALUATION CHANGES

Government Unit	TOTAL REAL AND PERSONAL C.E.V.			
	2019	2020	+/- from prev yr	% of Total C.E.V.
Cities				
Center Line	191,760,300	210,430,400	18,670,100	0.55%
Eastpointe	609,061,926	680,403,813	71,341,887	1.77%
Fraser	580,343,980	611,688,000	31,344,020	1.59%
Memphis	24,762,700	25,237,750	475,050	0.07%
Mt. Clemens	418,849,019	462,269,635	43,420,616	1.20%
New Baltimore	502,721,866	540,629,230	37,907,364	1.41%
Richmond	231,699,700	243,767,400	12,067,700	0.63%
Roseville	1,160,941,700	1,273,335,426	112,393,726	3.31%
St. Clair Shores	2,182,251,209	2,387,456,900	205,205,691	6.20%
Sterling Heights	5,798,698,325	6,158,957,816	360,259,491	16.01%
Utica	262,689,843	277,848,260	15,158,417	0.72%
Warren	4,397,770,780	4,748,323,904	350,553,124	12.34%
Total Cities	16,361,551,348	17,620,348,534	1,258,797,186	45.79%
Townships				
Armada	396,140,500	418,961,218	22,820,718	1.09%
Bruce	630,461,556	682,865,012	52,403,456	1.77%
Chesterfield	2,113,460,900	2,254,760,538	141,299,638	5.86%
Clinton	3,657,133,500	3,881,438,100	224,304,600	10.09%
Harrison	1,190,069,559	1,258,765,983	68,696,424	3.27%
Grosse Pte Shores	14,742,300	15,859,800	1,117,500	0.04%
Lenox	389,536,740	414,687,700	25,150,960	1.08%
Macomb	4,416,477,040	4,749,227,304	332,750,264	12.34%
Ray	275,548,800	296,572,850	21,024,050	0.77%
Richmond	235,254,685	244,629,900	9,375,215	0.64%
Shelby	4,440,752,930	4,744,182,950	303,430,020	12.33%
Washington	1,768,818,725	1,895,583,630	126,764,905	4.93%
Total Townships	19,528,397,235	20,857,534,985	1,329,137,750	54.21%
Grand Total	35,889,948,583	38,477,883,519	2,587,934,936	100%

SUMMARY OF 2020 COUNTY EQUALIZED VALUATION CHANGES

County Equalized Value:		
2019	35,889,948,583	
Market Increase/Decrease from previous year:	5.94%	
Indicated New Value/Loss in Value from previous year:	1.27%	
County Equalized Value:		
2020	38,477,883,519	
Total Change in Assessed Value from previous year:	2,587,934,936	
Overall Assessment Change %	7.21%	

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

Government Unit	RENAISSANCE ENTERPRISE ZONE (REZ)			PAYMENT IN LIEU OF TAXES (PILT)		
	Ad Valorem Value	Value w/o REZ	REZ VALUE	4028 Taxable	PILT VALUE	% Difference
Cities						
Center Line	156,767,283	156,767,283		155,358,739	1,408,544	0.90%
Eastpointe	507,367,116	507,367,116		507,367,116		
Fraser	470,133,961	470,133,961		470,133,961		
Memphis	19,696,768	19,696,768		19,696,768		
Mt. Clemens	348,404,127	348,404,127		348,404,127		
New Baltimore	428,744,379	428,744,379		428,744,379		
Richmond	194,632,833	194,632,833		194,632,833		
Roseville	966,791,333	966,791,333		966,791,333		
St. Clair Shores	1,678,249,647	1,678,249,647		1,678,249,647		
Sterling Heights	4,612,210,687	4,612,210,687		4,604,175,837	8,034,850	0.17%
Utica	215,416,130	215,416,130		215,416,130		
Warren	3,647,085,502	3,642,257,447	4,828,055	3,635,342,457	6,914,990	0.19%
Total Cities	13,245,499,766	13,240,671,711	4,828,055	13,224,313,327	16,358,384	0.12%
Townships						
Armada	337,063,387	337,063,387		337,063,387		
Bruce	520,872,090	520,849,286	22,804	520,849,286		
Chesterfield	1,803,676,991	1,803,676,991		1,803,676,991		
Clinton	3,092,076,227	3,086,138,153	5,938,074	3,075,989,743	10,148,410	0.33%
Harrison	1,004,850,409	1,004,850,409		1,002,339,199	2,511,210	0.25%
Grosse Pointe Shores	11,745,506	11,745,506		11,745,506		
Lenox	311,718,443	311,378,314	340,129	311,378,314		
Macomb	3,865,902,045	3,865,257,381	644,664	3,865,257,381		
Ray	227,186,659	227,186,659		227,186,659		
Richmond	184,182,607	184,182,607		184,182,607		
Shelby	3,675,167,548	3,674,896,077	271,471	3,674,896,077		
Washington	1,528,080,147	1,527,365,752	714,395	1,527,365,752		
Total Townships	16,562,522,059	16,554,590,522	7,931,537	16,541,930,902	12,659,620	0.08%
Grand Total	29,808,021,825	29,795,262,233	12,759,592	29,766,244,229	29,018,004	0.10%

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)	1,205,036,418	1,205,036,418	-	1,205,036,418		
Armada Area Schools (IC)	466,665,879	466,665,879		466,665,879		
Center Line Public Schools	445,942,080	445,942,080		444,533,536	1,408,544	0.32%
Chippewa Valley Schools	3,916,363,383	3,915,240,769	1,122,614	3,908,790,669	6,450,100	0.16%
Clintondale Community Schools	323,731,831	323,534,405	197,426	323,534,405		
Eastpointe Community Schools	566,412,885	566,412,885		566,412,885		
Fitzgerald Public Schools	387,575,365	387,575,365		387,575,365		
Fraser Public Schools	890,357,960	889,811,420	546,540	888,561,469	1,249,951	0.14%
Lake Shore Public Schools	594,714,961	594,714,961		594,714,961		
Lakeview Public Schools	587,967,772	587,967,772		587,967,772		
L'Anse Creuse School District	2,751,168,516	2,746,452,358	4,716,158	2,743,139,089	3,313,269	0.12%
Mount Clemens Community Schools	492,875,741	492,875,741	-	491,229,441	1,646,300	0.33%
New Haven Community Schools	749,603,995	749,263,866	340,129	749,263,866		
Richmond Community Schools (IC)	359,520,366	359,520,366		359,520,366		
Romeo Community Schools	1,944,468,569	1,943,731,370	737,199	1,943,731,370		
Roseville Community Schools	889,766,724	889,766,724		889,766,724		
South Lake Schools	561,817,153	561,817,153		561,817,153		
Utica Community Schools	7,889,347,899	7,889,076,428	271,471	7,886,364,878	2,711,550	0.03%
Van Dyke Public Schools	421,141,858	421,141,858		421,141,858		
Warren Consolidated Schools (IC)	3,620,810,046	3,620,810,046		3,610,234,756	10,575,290	0.29%
Warren Woods Public Schools	563,370,158	558,542,103	4,828,055	556,879,103	1,663,000	0.30%
Almont Community Schools	50,316,616	50,316,616		50,316,616		
Memphis Community Schools	58,549,064	58,549,064		58,549,064		
Rochester Community Schools	70,496,586	70,496,586		70,496,586		
COUNTY TOTALS	29,808,021,825	29,795,262,233	12,759,592	29,766,244,229	29,018,004	0.10%

2020 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	22,252,700	8,674,700	(13,578,000)	21,751,990	8,173,990	(13,578,000)	7,876,690	297,300	8,173,990
Eastpointe	-	-	-	-	-	-	-	-	-
Fraser	11,609,800	11,609,800	-	11,061,917	11,061,917	-	6,578,217	4,483,700	11,061,917
Memphis	34,000	34,000	-	34,000	34,000	-	-	34,000	34,000
Mt Clemens	1,516,800	1,516,800	-	860,704	860,704	-	847,704	13,000	860,704
New Baltimore	1,831,400	1,831,400	-	1,396,170	1,396,170	-	518,970	877,200	1,396,170
Richmond	-	-	-	-	-	-	-	-	-
Roseville	10,490,700	10,491,800	1,100	8,979,126	8,980,226	1,100	8,229,926	750,300	8,980,226
St. Clair Shores	2,206,700	2,206,700	-	2,206,700	2,206,700	-	238,500	1,968,200	2,206,700
Sterling Heights	105,419,600	105,419,600	-	97,368,358	97,368,358	-	82,519,358	14,849,000	97,368,358
Utica	-	-	-	-	-	-	-	-	-
Warren	132,339,766	130,426,914	(1,912,852)	130,023,071	128,110,219	(1,912,852)	114,830,245	13,279,974	128,110,219
Total Cities	287,701,466	272,211,714	(15,489,752)	273,682,036	258,192,284	(15,489,752)	221,639,610	36,552,674	258,192,284
Townships									
Armada	3,461,300	3,461,300	-	3,422,188	3,422,188	-	3,104,588	317,600	3,422,188
Bruce	13,691,100	13,691,100	-	12,551,605	12,551,605	-	10,817,805	1,733,800	12,551,605
Chesterfield	6,797,400	6,016,500	(780,900)	6,726,419	5,945,519	(780,900)	4,172,719	1,772,800	5,945,519
Clinton	14,370,300	14,370,300	-	12,696,254	12,696,254	-	7,163,754	5,532,500	12,696,254
Harrison	1,771,900	1,771,900	-	1,765,430	1,765,430	-	497,630	1,267,800	1,765,430
Grosse Pointe Shores	-	-	-	-	-	-	-	-	-
Lenox	-	-	-	-	-	-	-	-	-
Macomb	12,370,000	12,370,000	-	11,429,631	11,429,631	-	9,482,431	1,947,200	11,429,631
Ray	-	-	-	-	-	-	-	-	-
Richmond	-	-	-	-	-	-	-	-	-
Shelby	103,206,300	102,779,800	(426,500)	94,517,806	94,091,306	(426,500)	81,767,306	12,324,000	94,091,306
Washington	238,000	238,000	-	238,000	238,000	-	217,400	20,600	238,000
Total Townships	155,906,300	154,698,900	(1,207,400)	143,347,333	142,139,933	(1,207,400)	117,223,633	24,916,300	142,139,933
Grand Total	443,607,766	426,910,614	(16,697,152)	417,029,369	400,332,217	(16,697,152)	338,863,243	61,468,974	400,332,217

Government Unit	
Armada Township	\$231,700
Bruce Township	\$268,458
Center Line	\$98,270
Chesterfield Township	\$210,647
Clinton Township	\$178,202
Eastpointe	\$83,379
Fraser	\$161,057
Grosse Pointe Shores	\$708,295
Harrison Township	\$197,593
Lenox Township	\$168,001
Macomb Township	\$278,906
Memphis	\$127,629
Mt. Clemens	\$110,910
New Baltimore	\$218,799
Ray Township	\$257,778
Richmond	\$176,248
Richmond Township	\$222,209
Roseville	\$93,851
Shelby Township	\$268,593
St. Clair Shores	\$154,818
Sterling Heights	\$208,435
Utica	\$173,276
Warren	\$116,973
Washington Township	\$308,899
MACOMB COUNTY	\$209,289

AD VALOREM TAXABLE VALUE CHANGE

Government Unit	2019	2020	Net Change	% Change
Cities				
Center Line	152,104,112	156,767,283	4,663,171	3.07%
Eastpointe	483,045,604	507,367,116	24,321,512	5.04%
Fraser	456,255,959	470,133,961	13,878,002	3.04%
Memphis	19,606,818	19,696,768	89,950	0.46%
Mt. Clemens	337,340,643	348,404,127	11,063,484	3.28%
New Baltimore	404,845,468	428,744,379	23,898,911	5.90%
Richmond City	188,997,865	194,632,833	5,634,968	2.98%
Roseville	924,583,943	966,791,333	42,207,390	4.57%
St. Clair Shores	1,596,656,575	1,678,249,647	81,593,072	5.11%
Sterling Heights	4,449,948,016	4,612,210,687	162,262,671	3.65%
Utica	203,529,621	215,416,130	11,886,509	5.84%
Warren	3,483,372,348	3,647,085,502	163,713,154	4.70%
Total Cities	12,700,286,972	13,245,499,766	545,212,794	4.29%
Townships				
Armada	324,355,448	337,063,387	12,707,939	3.92%
Bruce	496,508,252	520,872,090	24,363,838	4.91%
Chesterfield	1,724,254,966	1,803,676,991	79,422,025	4.61%
Clinton	2,980,688,546	3,092,076,227	111,387,681	3.74%
Harrison	967,772,383	1,004,850,409	37,078,026	3.83%
Grosse Pointe Shores	11,359,205	11,745,506	386,301	3.40%
Lenox	294,131,395	311,718,443	17,587,048	5.98%
Macomb	3,670,644,566	3,865,902,045	195,257,479	5.32%
Ray	214,702,685	227,186,659	12,483,974	5.81%
Richmond	178,769,501	184,182,607	5,413,106	3.03%
Shelby	3,472,695,591	3,675,167,548	202,471,957	5.83%
Washington	1,448,927,719	1,528,080,147	79,152,428	5.46%
Total Townships	15,784,810,257	16,562,522,059	777,711,802	4.93%
Grand Total	28,485,097,229	29,808,021,825	1,322,924,596	4.64%
N of Hall Rd	12,641,969,895	13,312,340,027	670,370,132	5.30%
S of Hall Rd	15,843,127,334	16,495,681,798	652,554,464	4.12%