2024 EQUALIZATION REPORT

Prepared by:

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

2024 MACOMB COUNTY EQUALIZATION REPORT

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MACOMB COUNTY BOARD OF COMMISSIONERS

District 1	Don Brown, Chair
District 2	Phil Kraft
District 3	Sylvia Grot
District 4	Joe Sabatini*
District 5	Don VanSyckel
District 6	Joseph V. Romano
District 7	James M. Perna
District 8	Antoinette Wallace
District 9	Barbara Zinner
District 10	Harold Haugh**
District 11	Mai Xiong
District 12	Michelle Nard
District 13	Sarah Lucido

* *Finance Committee Chair*

** *Full Board Vice Chair*

LOCAL UNITS OF GOVERNMENT

CITIES	**Manager/Mayor**	**Assessor**
Center Line	Dennis Champine, Manager	Thomas Monchak
Eastpointe	Mariah Walton, Manager	David M. Griffin
Fraser	Elaine Leven, Manager	Debra Kopp
Village of Grosse Pointe Shores	Stephen Poloni, Manager	Peter Bierzynski
Memphis	Kurt Marter, Mayor	Amber Dickerson-Janssens
Mount Clemens	Laura Kropp, Mayor	Darrin Kraatz
New Baltimore	Thomas Semaan, Mayor	Emma Germain
Richmond	Jon Moore, Manager	Mitchell Elrod
Roseville	Ryan Monroe, Manager	Brook Openshaw
St. Clair Shores	Dustin Lent, Manager	Teri Socia
Sterling Heights	Mark D. Vanderpool, Manager	Robin Palazzolo
Utica	Gus Calandrino, Mayor	Thomas Agrusa
Warren	Lori M. Stone, Mayor	Mitchell Elrod

TOWNSHIPS	**Supervisor**	**Assessor**
Armada	John W. Paterek	Thomas Schlichting
Bruce	Mike Fillbrook	Mitchell Elrod
Chesterfield	Bradley A. Kersten	Kerry Beauvais
Clinton	Robert J. Cannon	James Elrod
Harrison	Kenneth J. Verkest	Debra Kopp
Lenox	Anthony Reeder, Jr.	Christine Lucian
Macomb	Frank Viviano	Kimberly Patterson
Ray	Joe Jarzyna	Shawn Biernat
Richmond	Christopher DeVos	Christine Lucian
Shelby	Richard Stathakis	Matthew Schmidt
Washington	Sebastian Previti	Patricia Rappuhn

VILLAGES	**President**	**Assessor**
Armada	David Coenen	Thomas Schlichting
New Haven	Brian Meissen	Christine Lucian
Romeo-Armada	Meagan Poznanski	Thomas Schlichting
Romeo-Bruce		Mitchell Elrod
Romeo-Ray		Shawn Biernat
Romeo-Washington		Patricia Rappuhn

as of 3/29/2024

Michigan Dept. of Treaury - STC
3127 (Rev. 01-10)

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: Kristen M. Sieloff, MMAO(4)
County of Macomb Equalization Director

RE: State Assessor Certification of Preparer of the required Recommended County Equalized Valuations for Macomb County for the year 2024

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 Commisison.

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.

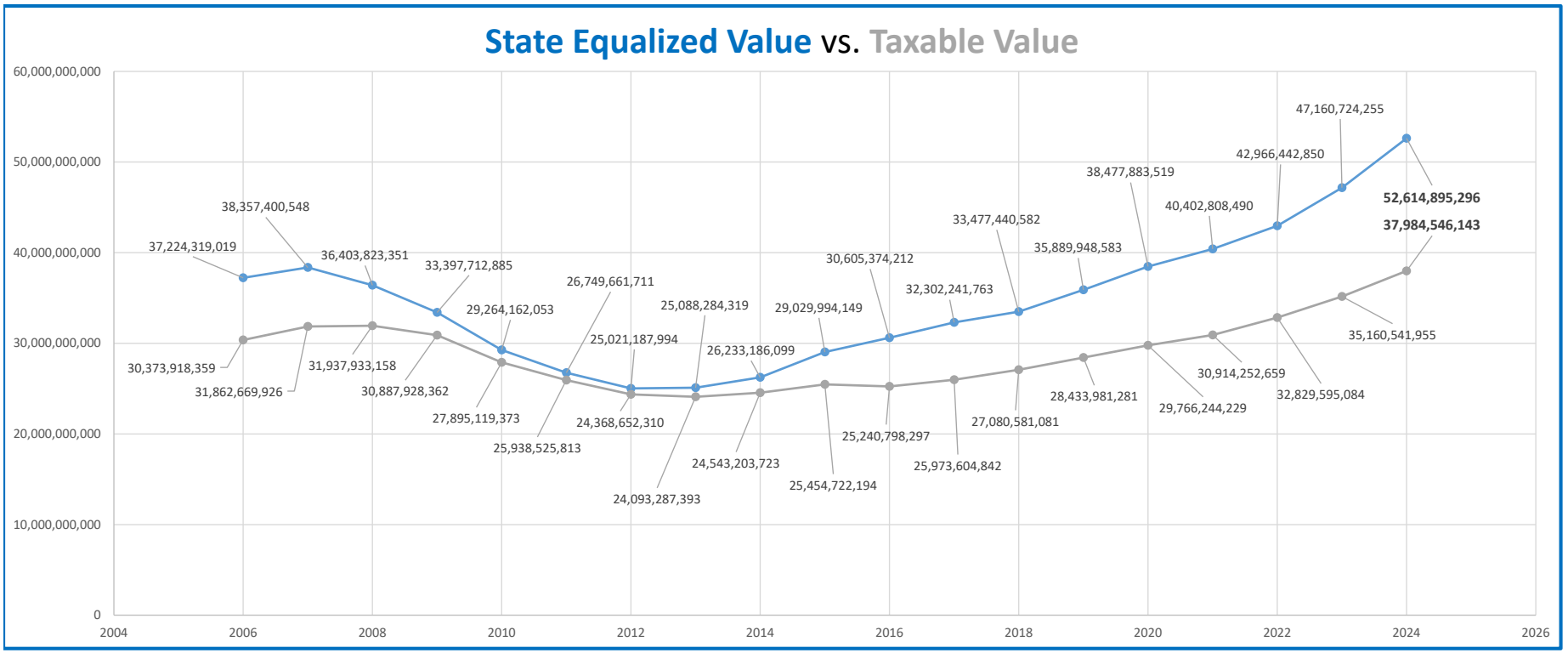
The following are my total Recommended County Equalized Valuations for each separately equalized class of property in Macomb County.

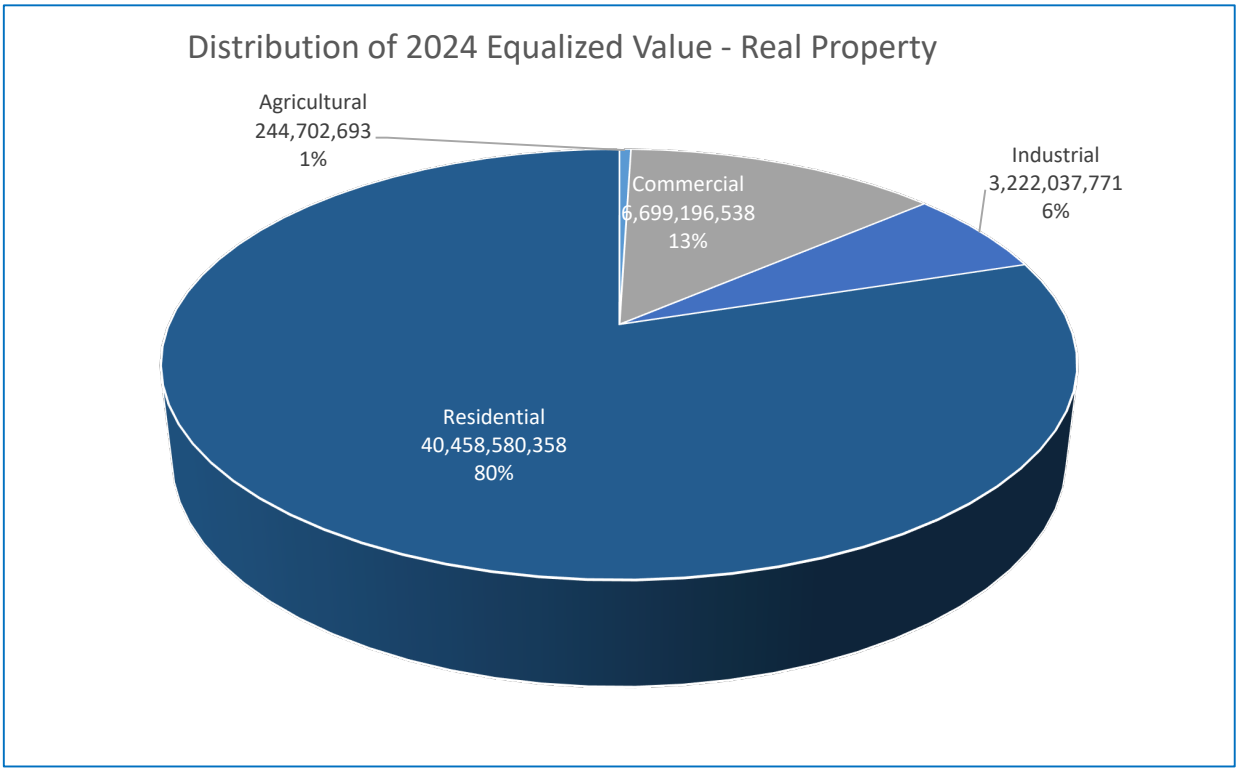
Agricultural	244,702,693	Timber-cutover	0
Commercial	6,699,196,538	Developmental	0
Industrial	3,222,037,771	Total Real Property	50,624,517,360
Residential	40,458,580,358	Total Personal Property	1,990,377,936
		Total Real and Personal Propety	52,614,895,296

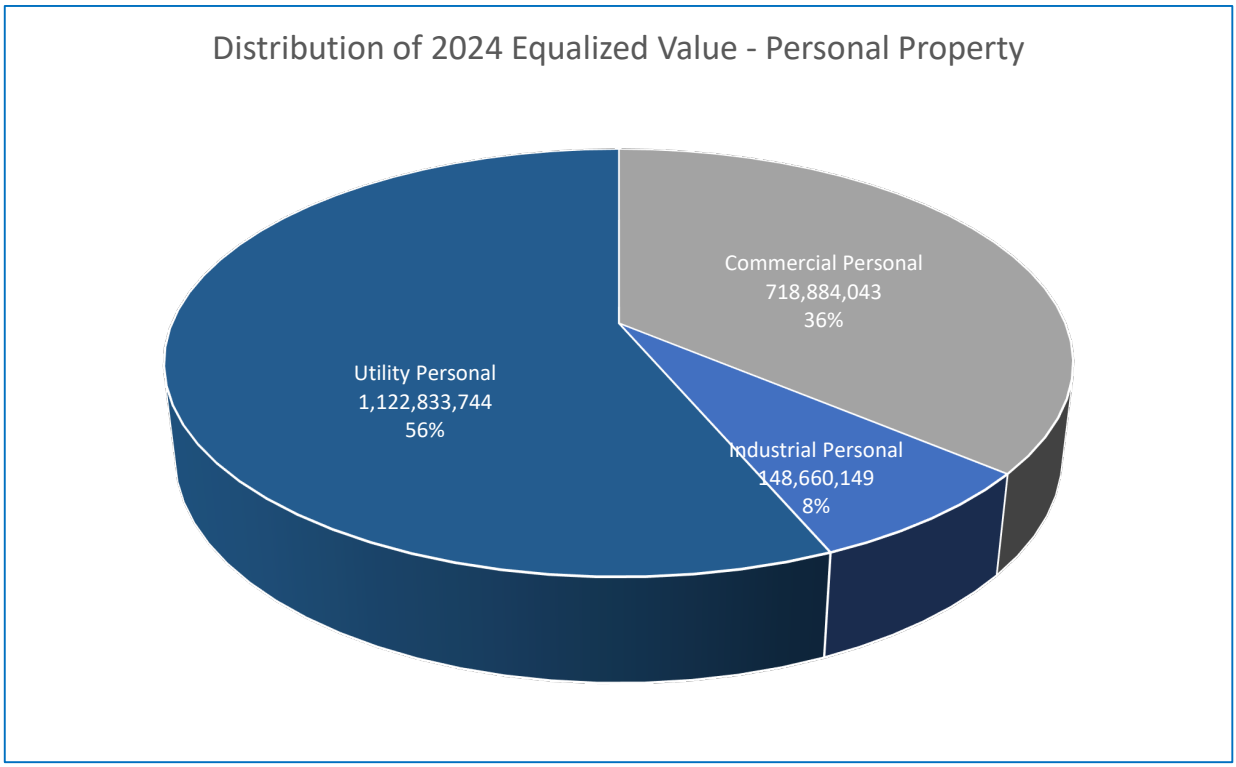
Please mail this form to the address below within fifteen days of submission of the Recommended County Equalized Valuations to the County of Commissioners.

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

Signature of Equalization Director	Date
Kristen M. Sieloff	April 9, 2024


State Equalized Value vs. Taxable Value
60,000,000,000
50,000,000,000
40,000,000,000
30,000,000,000
20,000,000,000
10,000,000,000
0
2004
2006
2008
2010
2012
2014
2016
2018
2020
2022
2024
2026
37,224,319,019
38,357,400,548
36,403,823,351
33,397,712,885
29,264,162,053
26,749,661,711
25,021,187,994
25,088,284,319
26,233,186,099
29,029,994,149
30,605,374,212
32,302,241,763
33,477,440,582
35,889,948,583
38,477,883,519
40,402,808,490
42,966,442,850
47,160,724,255
52,614,895,296
30,373,918,359
31,862,669,926
31,937,933,158
30,887,928,362
27,895,119,373
25,938,525,813
24,368,652,310
24,093,287,393
24,543,203,723
25,454,722,194
25,240,798,297
25,973,604,842
27,080,581,081
28,433,981,281
29,766,244,229
30,914,252,659
32,829,595,084
35,160,541,955
37,984,546,143


Distribution of 2024 Equalized Value - Real Property
Agricultural
244,702,693
1%
Commercial
6,699,196,538
13%
Industrial
3,222,037,771
6%
Residential
40,458,580,358
80%


Distribution of 2024 Equalized Value - Personal Property
Commercial Personal
718,884,043
36%
Utility Personal
1,122,833,744
56%
Industrial Personal
148,660,149
8%

2024 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				76,395,100	76,395,100	1.0000
Eastpointe				143,653,400	143,653,400	1.0000
Fraser				142,367,600	142,367,600	1.0000
Memphis				5,093,500	5,093,500	1.0000
Mt. Clemens				142,266,200	142,266,200	1.0000
New Baltimore				63,817,300	63,817,300	1.0000
Richmond				60,301,700	60,301,700	1.0000
Roseville				378,923,000	378,923,000	1.0000
St. Clair Shores				363,776,100	363,776,100	1.0000
Sterling Heights				1,147,476,500	1,147,476,500	1.0000
Utica				163,830,700	163,830,700	1.0000
Warren				876,187,588	876,187,588	1.0000
Total Cities				3,564,088,688	3,564,088,688	
Townships						
Armada	37,174,200	37,174,200	1.0000	20,649,900	20,649,900	1.0000
Bruce	21,903,500	21,903,500	1.0000	29,008,700	29,008,700	1.0000
Chesterfield	10,077,600	10,077,600	1.0000	346,033,700	346,033,700	1.0000
Clinton				1,019,411,200	1,019,411,200	1.0000
Harrison				174,569,300	174,569,300	1.0000
Grosse Pointe Shores						
Lenox	56,040,393	56,040,393	1.0000	91,201,400	91,201,400	1.0000
Macomb	13,188,200	13,188,200	1.0000	358,585,050	358,585,050	1.0000
Ray	47,558,500	47,558,500	1.0000	10,791,000	10,791,000	1.0000
Richmond	42,896,400	42,896,400	1.0000	8,260,400	8,260,400	1.0000
Shelby				852,462,500	852,462,500	1.0000
Washington	15,863,900	15,863,900	1.0000	224,134,700	224,134,700	1.0000
Total Townships	244,702,693	244,702,693		3,135,107,850	3,135,107,850	
Grand Total	**244,702,693**	**244,702,693**		**6,699,196,538**	**6,699,196,538**	

2024 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	27,280,500	27,280,500	1.0000	181,019,900	181,019,900	1.0000
Eastpointe	4,055,700	4,055,700	1.0000	892,039,565	892,039,565	1.0000
Fraser	125,510,900	125,510,900	1.0000	549,262,500	549,262,500	1.0000
Memphis	494,800	494,800	1.0000	24,400,700	24,400,700	1.0000
Mt. Clemens	55,390,361	55,390,361	1.0000	422,597,053	422,597,053	1.0000
New Baltimore	25,546,200	25,546,200	1.0000	634,419,605	634,419,605	1.0000
Richmond	8,626,100	8,626,100	1.0000	257,851,300	257,851,300	1.0000
Roseville	97,782,600	97,782,600	1.0000	1,239,407,494	1,239,407,494	1.0000
St. Clair Shores	14,230,100	14,230,100	1.0000	2,821,287,925	2,821,287,925	1.0000
Sterling Heights	686,665,000	686,665,000	1.0000	5,958,042,200	5,958,042,200	1.0000
Utica	2,899,200	2,899,200	1.0000	158,146,470	158,146,470	1.0000
Warren	923,798,110	923,798,110	1.0000	4,393,504,404	4,393,504,404	1.0000
Total Cities	1,972,279,571	1,972,279,571		17,531,979,116	17,531,979,116	
Townships						
Armada	19,841,700	19,841,700	1.0000	350,086,600	350,086,600	1.0000
Bruce	95,232,500	95,232,500	1.0000	739,705,800	739,705,800	1.0000
Chesterfield	213,204,100	213,204,100	1.0000	2,418,799,340	2,418,799,340	1.0000
Clinton	328,220,200	328,220,200	1.0000	3,791,364,300	3,791,364,300	1.0000
Harrison	40,473,900	40,473,900	1.0000	1,435,633,452	1,435,633,452	1.0000
Grosse Pointe Shores				18,542,100	18,542,100	1.0000
Lenox	27,232,900	27,232,900	1.0000	392,067,400	392,067,400	1.0000
Macomb	97,047,600	97,047,600	1.0000	6,060,996,550	6,060,996,550	1.0000
Ray	7,656,000	7,656,000	1.0000	300,676,400	300,676,400	1.0000
Richmond	2,595,500	2,595,500	1.0000	239,031,500	239,031,500	1.0000
Shelby	375,998,000	375,998,000	1.0000	4,949,617,500	4,949,617,500	1.0000
Washington	42,255,800	42,255,800	1.0000	2,230,080,300	2,230,080,300	1.0000
Total Townships	1,249,758,200	1,249,758,200		22,926,601,242	22,926,601,242	
Grand Total	**3,222,037,771**	**3,222,037,771**		**40,458,580,358**	**40,458,580,358**	

2024 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				284,695,500	284,695,500
Eastpointe				1,039,748,665	1,039,748,665
Fraser				817,141,000	817,141,000
Memphis				29,989,000	29,989,000
Mt. Clemens				620,253,614	620,253,614
New Baltimore				723,783,105	723,783,105
Richmond				326,779,100	326,779,100
Roseville				1,716,113,094	1,716,113,094
St. Clair Shores				3,199,294,125	3,199,294,125
Sterling Heights				7,792,183,700	7,792,183,700
Utica				324,876,370	324,876,370
Warren				6,193,490,102	6,193,490,102
Total Cities				23,068,347,375	23,068,347,375
Townships					
Armada				427,752,400	427,752,400
Bruce				885,850,500	885,850,500
Chesterfield				2,988,114,740	2,988,114,740
Clinton				5,138,995,700	5,138,995,700
Harrison				1,650,676,652	1,650,676,652
Grosse Pointe Shores				18,542,100	18,542,100
Lenox				566,542,093	566,542,093
Macomb				6,529,817,400	6,529,817,400
Ray				366,681,900	366,681,900
Richmond				292,783,800	292,783,800
Shelby				6,178,078,000	6,178,078,000
Washington				2,512,334,700	2,512,334,700
Total Townships				27,556,169,985	27,556,169,985
Grand Total				**50,624,517,360**	**50,624,517,360**

2024 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	15,464,330	15,464,330	1.0000	300,159,830	300,159,830
Eastpointe	44,104,896	44,104,896	1.0000	1,083,853,561	1,083,853,561
Fraser	29,539,400	29,539,400	1.0000	846,680,400	846,680,400
Memphis	2,411,300	2,411,300	1.0000	32,400,300	32,400,300
Mt. Clemens	23,276,579	23,276,579	1.0000	643,530,193	643,530,193
New Baltimore	11,675,532	11,675,532	1.0000	735,458,637	735,458,637
Richmond	11,602,900	11,602,900	1.0000	338,382,000	338,382,000
Roseville	80,051,100	80,051,100	1.0000	1,796,164,194	1,796,164,194
St. Clair Shores	68,840,900	68,840,900	1.0000	3,268,135,025	3,268,135,025
Sterling Heights	246,282,600	246,282,600	1.0000	8,038,466,300	8,038,466,300
Utica	19,230,500	19,230,500	1.0000	344,106,870	344,106,870
Warren	424,055,544	424,055,544	1.0000	6,617,545,646	6,617,545,646
Total Cities	976,535,581	976,535,581		24,044,882,956	24,044,882,956
Townships					
Armada	104,609,000	104,609,000	1.0000	532,361,400	532,361,400
Bruce	63,080,200	63,080,200	1.0000	948,930,700	948,930,700
Chesterfield	83,834,100	83,834,100	1.0000	3,071,948,840	3,071,948,840
Clinton	160,397,800	160,397,800	1.0000	5,299,393,500	5,299,393,500
Harrison	36,402,600	36,402,600	1.0000	1,687,079,252	1,687,079,252
Grosse Pointe Shores	263,000	263,000	1.0000	18,805,100	18,805,100
Lenox	66,377,573	66,377,573	1.0000	632,919,666	632,919,666
Macomb	122,030,382	122,030,382	1.0000	6,651,847,782	6,651,847,782
Ray	48,238,100	48,238,100	1.0000	414,920,000	414,920,000
Richmond	38,183,800	38,183,800	1.0000	330,967,600	330,967,600
Shelby	171,611,300	171,611,300	1.0000	6,349,689,300	6,349,689,300
Washington	118,814,500	118,814,500	1.0000	2,631,149,200	2,631,149,200
Total Townships	1,013,842,355	1,013,842,355		28,570,012,340	28,570,012,340
Grand Total	**1,990,377,936**	**1,990,377,936**		**52,614,895,296**	**52,614,895,296**

CITY OF CENTER LINE - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	256	76,395,100	49.69%	153,745,855	76,395,100	1.0000
Industrial	35	27,280,500	49.47%	55,144,114	27,280,500	1.0000
Residential	2,439	181,019,900	49.55%	365,340,988	181,019,900	1.0000
Developmental						
Real Property Totals	2,730	284,695,500		574,230,957	284,695,500	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	358	7,514,130	50.00%	15,028,260		
Industrial	15	200,000	50.00%	400,000		
Residential						
Utility	5	7,750,200	50.00%	15,500,411		
Personal Property Totals	378	15,464,330	50.00%	30,928,671	15,464,330	1.0000

Combined Totals	3,108	300,159,830		605,159,628	300,159,830	

CITY OF EASTPOINTE - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	743	143,653,400	49.60%	289,648,163	143,653,400	1.0000
Industrial	14	4,055,700	49.81%	8,143,057	4,055,700	1.0000
Residential	12,916	892,039,565	49.62%	1,797,610,668	892,039,565	1.0000
Developmental						
Real Property Totals	13,673	1,039,748,665		2,095,401,888	1,039,748,665	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,099	9,385,496	49.99%	18,774,747		
Industrial	6	384,100	50.00%	768,200		
Residential						
Utility	6	34,335,300	50.00%	68,670,768		
Personal Property Totals	1,111	44,104,896	50.00%	88,213,715	44,104,896	1.0000

Combined Totals	14,784	1,083,853,561		2,183,615,603	1,083,853,561	

CITY OF FRASER - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	322	142,367,600	49.63%	286,864,535	142,367,600	1.0000
Industrial	187	125,510,900	49.59%	253,111,331	125,510,900	1.0000
Residential	5,006	549,262,500	49.82%	1,102,399,686	549,262,500	1.0000
Developmental						
Real Property Totals	5,515	817,141,000		1,642,375,552	817,141,000	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	657	13,729,300	50.00%	27,458,600		
Industrial	167	4,408,300	50.00%	8,816,600		
Residential						
Utility	3	11,401,800	50.00%	22,803,562		
Personal Property Totals	827	29,539,400	50.00%	59,078,762	29,539,400	1.0000

Combined Totals	6,342	846,680,400		1,701,454,314	846,680,400	

CITY OF MEMPHIS - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	37	5,093,500	49.82%	10,223,686	5,093,500	1.0000
Industrial	1	494,800	49.93%	990,989	494,800	1.0000
Residential	312	24,400,700	49.93%	48,870,311	24,400,700	1.0000
Developmental						
Real Property Totals	350	29,989,000		60,084,986	29,989,000	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	55	439,600	50.00%	879,200		
Industrial	1	1,340,100	50.00%	2,680,200		
Residential						
Utility	2	631,600	50.00%	1,263,200		
Personal Property Totals	58	2,411,300	50.00%	4,822,600	2,411,300	1.0000

Combined Totals	408	32,400,300		64,907,586	32,400,300	

CITY OF MOUNT CLEMENS - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	535	142,266,200	49.74%	286,005,994	142,266,200	1.0000
Industrial	109	55,390,361	49.34%	112,252,398	55,390,361	1.0000
Residential	5,353	422,597,053	49.48%	854,133,544	422,597,053	1.0000
Developmental						
Real Property Totals	5,997	620,253,614		1,252,391,936	620,253,614	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	823	9,878,079	50.00%	19,756,158		
Industrial	23	1,754,600	50.00%	3,509,200		
Residential						
Utility	4	11,643,900	50.00%	23,287,454		
Personal Property Totals	850	23,276,579	50.00%	46,552,812	23,276,579	1.0000

Combined Totals	6,847	643,530,193		1,298,944,748	643,530,193	

CITY OF NEW BALTIMORE - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	168	63,817,300	49.75%	128,268,285	63,817,300	1.0000
Industrial	47	25,546,200	49.72%	51,377,922	25,546,200	1.0000
Residential	4,262	634,419,605	49.47%	1,282,314,763	634,419,605	1.0000
Developmental						
Real Property Totals	4,477	723,783,105		1,461,960,970	723,783,105	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	373	3,260,132	50.00%	6,520,264		
Industrial	17	553,600	50.00%	1,107,200		
Residential						
Utility	2	7,861,800	50.00%	15,723,518		
Personal Property Totals	392	11,675,532	50.00%	23,350,982	11,675,532	1.0000

Combined Totals	**4,869**	**735,458,637**		**1,485,311,952**	**735,458,637**	

CITY OF RICHMOND - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	188	60,301,700	49.58%	121,636,086	60,301,700	1.0000
Industrial	17	8,626,100	49.37%	17,470,810	8,626,100	1.0000
Residential	2,100	257,851,300	49.70%	518,857,669	257,851,300	1.0000
Developmental						
Real Property Totals	2,305	326,779,100		657,964,565	326,779,100	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	264	6,635,700	50.00%	13,271,400		
Industrial	7	210,100	49.98%	420,369		
Residential						
Utility	4	4,757,100	50.00%	9,514,243		
Personal Property Totals	275	11,602,900	50.00%	23,206,012	11,602,900	1.0000

Combined Totals	2,580	338,382,000		681,170,577	338,382,000	

CITY OF ROSEVILLE - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	974	378,923,000	49.78%	761,155,034	378,923,000	1.0000
Industrial	180	97,782,600	49.86%	196,099,139	97,782,600	1.0000
Residential	17,431	1,239,407,494	49.40%	2,508,772,873	1,239,407,494	1.0000
Developmental						
Real Property Totals	18,585	1,716,113,094		3,466,027,046	1,716,113,094	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,407	37,760,900	50.00%	75,521,800		
Industrial	140	4,204,500	49.99%	8,410,683		
Residential						
Utility	6	38,085,700	50.00%	76,171,600		
Personal Property Totals	1,553	80,051,100	50.00%	160,104,083	80,051,100	1.0000

Combined Totals	20,138	1,796,164,194		3,626,131,129	1,796,164,194	

CITY OF ST. CLAIR SHORES - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,036	363,776,100	49.98%	727,816,486	363,776,100	1.0000
Industrial	42	14,230,100	49.97%	28,476,826	14,230,100	1.0000
Residential	26,106	2,821,287,925	49.92%	5,652,168,493	2,821,287,925	1.0000
Developmental						
Real Property Totals	27,184	3,199,294,125		6,408,461,805	3,199,294,125	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,500	24,043,700	50.01%	48,077,785		
Industrial	11		50.00%			
Residential						
Utility	8	44,797,200	50.00%	89,594,456		
Personal Property Totals	1,519	68,840,900	50.00%	137,672,241	68,840,900	1.0000

Combined Totals	**28,703**	**3,268,135,025**		**6,546,134,046**	**3,268,135,025**	

CITY OF STERLING HEIGHTS - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,125	1,147,476,500	49.33%	2,326,024,591	1,147,476,500	1.0000
Industrial	634	686,665,000	49.91%	1,375,843,376	686,665,000	1.0000
Residential	42,284	5,958,042,200	49.32%	12,080,821,196	5,958,042,200	1.0000
Developmental						
Real Property Totals	44,043	7,792,183,700		15,782,689,163	7,792,183,700	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	2,992	97,770,600	50.00%	195,541,200		
Industrial	400	19,656,800	50.00%	39,313,600		
Residential						
Utility	10	128,855,200	50.00%	257,710,511		
Personal Property Totals	3,402	246,282,600	50.00%	492,565,311	246,282,600	1.0000

Combined Totals	**47,445**	**8,038,466,300**		**16,275,254,474**	**8,038,466,300**	

CITY OF UTICA - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	229	163,830,700	49.65%	329,969,867	163,830,700	1.0000
Industrial	18	2,899,200	49.64%	5,840,871	2,899,200	1.0000
Residential	1,344	158,146,470	49.68%	318,300,559	158,146,470	1.0000
Developmental						
Real Property Totals	1,591	324,876,370		654,111,297	324,876,370	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	430	12,632,200	50.00%	25,264,400		
Industrial	3	136,200	50.01%	272,346		
Residential						
Utility	4	6,462,100	50.00%	12,924,200		
Personal Property Totals	437	19,230,500	50.00%	38,460,946	19,230,500	1.0000

Combined Totals	**2,028**	**344,106,870**		**692,572,243**	**344,106,870**	

CITY OF WARREN - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,953	876,187,588	49.88%	1,756,688,249	876,187,588	1.0000
Industrial	1,557	923,798,110	49.72%	1,857,832,499	923,798,110	1.0000
Residential	50,931	4,393,504,404	49.51%	8,873,274,915	4,393,504,404	1.0000
Developmental						
Real Property Totals	54,441	6,193,490,102		12,487,795,663	6,193,490,102	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	4,049	220,931,106	49.99%	441,950,602		
Industrial	408	25,545,594	50.02%	51,070,760		
Residential						
Utility	24	177,578,844	50.00%	355,157,676		
Personal Property Totals	4,481	424,055,544	50.00%	848,179,038	424,055,544	1.0000

Combined Totals	**58,922**	**6,617,545,646**		**13,335,974,701**	**6,617,545,646**	

TOWNSHIP OF ARMADA - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	205	37,174,200	49.93%	74,446,845	37,174,200	1.0000
Commercial	81	20,649,900	49.36%	41,837,088	20,649,900	1.0000
Industrial	46	19,841,700	49.53%	40,062,084	19,841,700	1.0000
Residential	2,149	350,086,600	49.51%	707,145,168	350,086,600	1.0000
Developmental						
Real Property Totals	2,481	427,752,400		863,491,185	427,752,400	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	151	5,106,700	50.00%	10,213,400		
Industrial	24	2,655,400	50.00%	5,310,800		
Residential						
Utility	12	96,846,900	50.00%	193,693,816		
Personal Property Totals	187	104,609,000	50.00%	209,218,016	104,609,000	1.0000

Combined Totals	2,668	532,361,400		1,072,709,201	532,361,400	

TOWNSHIP OF BRUCE - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	114	21,903,500	49.73%	44,047,101	21,903,500	1.0000
Commercial	87	29,008,700	49.71%	58,359,227	29,008,700	1.0000
Industrial	159	95,232,500	49.51%	192,346,135	95,232,500	1.0000
Residential	4,050	739,705,800	49.83%	1,484,336,930	739,705,800	1.0000
Developmental						
Real Property Totals	4,410	885,850,500		1,779,089,393	885,850,500	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	268	4,896,400	50.00%	9,792,800		
Industrial	80	14,948,100	49.99%	29,902,181		
Residential						
Utility	14	43,235,700	50.00%	86,471,030		
Personal Property Totals	362	63,080,200	50.00%	126,166,011	63,080,200	1.0000

Combined Totals	4,772	948,930,700		1,905,255,404	948,930,700	

TOWNSHIP OF CHESTERFIELD - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	77	10,077,600	49.79%	20,238,384	10,077,600	1.0000
Commercial	538	346,033,700	49.77%	695,295,402	346,033,700	1.0000
Industrial	334	213,204,100	49.79%	428,175,272	213,204,100	1.0000
Residential	16,847	2,418,799,340	49.36%	4,900,663,644	2,418,799,340	1.0000
Developmental						
Real Property Totals	17,796	2,988,114,740		6,044,372,702	2,988,114,740	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,013	37,559,600	50.00%	75,119,200		
Industrial	157	10,137,900	50.00%	20,275,800		
Residential						
Utility	13	36,136,600	50.00%	72,273,306		
Personal Property Totals	1,183	83,834,100	50.00%	167,668,306	83,834,100	1.0000

Combined Totals	18,979	3,071,948,840		6,212,041,008	3,071,948,840	

TOWNSHIP OF CLINTON - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,269	1,019,411,200	49.69%	2,051,661,284	1,019,411,200	1.0000
Industrial	608	328,220,200	49.71%	660,332,798	328,220,200	1.0000
Residential	30,936	3,791,364,300	49.94%	7,591,877,505	3,791,364,300	1.0000
Developmental						
Real Property Totals	32,813	5,138,995,700		10,303,871,587	5,138,995,700	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	3,180	79,687,800	50.00%	159,375,600		
Industrial	236	7,249,300	49.99%	14,501,500		
Residential						
Utility	15	73,460,700	50.00%	146,921,391		
Personal Property Totals	3,431	160,397,800	50.00%	320,798,491	160,397,800	1.0000

Combined Totals	36,244	5,299,393,500		10,624,670,078	5,299,393,500	

TOWNSHIP OF HARRISON - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	326	174,569,300	49.72%	351,103,759	174,569,300	1.0000
Industrial	88	40,473,900	49.86%	81,167,910	40,473,900	1.0000
Residential	11,073	1,435,633,452	49.63%	2,892,888,543	1,435,633,452	1.0000
Developmental						
Real Property Totals	11,487	1,650,676,652		3,325,160,212	1,650,676,652	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	442	19,874,000	50.00%	39,748,000		
Industrial	44	1,074,200	50.00%	2,148,400		
Residential						
Utility	2	15,454,400	50.00%	30,911,612		
Personal Property Totals	488	36,402,600	50.00%	72,808,012	36,402,600	1.0000

Combined Totals	11,975	1,687,079,252		3,397,968,224	1,687,079,252	

VILLAGE OF GROSSE POINTE SHORES - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural Commercial Industrial Residential Developmental	45	18,542,100	49.76%	37,264,858	18,542,100	1.0000
Real Property Totals	45	18,542,100		37,264,858	18,542,100	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	10	32,700	50.00%	65,400		
Industrial						
Residential						
Utility	2	230,300	50.00%	460,600		
Personal Property Totals	12	263,000	50.00%	526,000	263,000	1.0000

Combined Totals	**57**	**18,805,100**		**37,790,858**	**18,805,100**	

TOWNSHIP OF LENOX - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	362	56,040,393	49.33%	113,601,779	56,040,393	1.0000
Commercial	193	91,201,400	49.66%	183,655,776	91,201,400	1.0000
Industrial	58	27,232,900	49.68%	54,812,156	27,232,900	1.0000
Residential	3,064	392,067,400	49.62%	790,089,928	392,067,400	1.0000
Developmental						
Real Property Totals	3,677	566,542,093		1,142,159,639	566,542,093	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	288	9,249,400	50.00%	18,498,800		
Industrial	18	13,012,473	50.00%	26,024,946		
Residential						
Utility	22	44,115,700	50.00%	88,231,525		
Personal Property Totals	328	66,377,573	50.00%	132,755,271	66,377,573	1.0000

Combined Totals	**4,005**	**632,919,666**		**1,274,914,910**	**632,919,666**	

TOWNSHIP OF MACOMB - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	47	13,188,200	49.91%	26,425,263	13,188,200	1.0000
Commercial	384	358,585,050	49.43%	725,423,682	358,585,050	1.0000
Industrial	148	97,047,600	49.92%	194,409,545	97,047,600	1.0000
Residential	31,804	6,060,996,550	49.84%	12,161,964,578	6,060,996,550	1.0000
Developmental						
Real Property Totals	32,383	6,529,817,400		13,108,223,068	6,529,817,400	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	1,000	36,635,800	50.00%	73,271,600		
Industrial	72	3,834,582	50.00%	7,669,164		
Residential						
Utility	21	81,560,000	50.00%	163,119,446		
Personal Property Totals	1,093	122,030,382	50.00%	244,060,210	122,030,382	1.0000

Combined Totals	**33,476**	**6,651,847,782**		**13,352,283,278**	**6,651,847,782**	

TOWNSHIP OF RAY - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	306	47,558,500	49.30%	96,476,072	47,558,500	1.0000
Commercial	124	10,791,000	49.06%	21,995,493	10,791,000	1.0000
Industrial	52	7,656,000	49.25%	15,544,477	7,656,000	1.0000
Residential	1,721	300,676,400	49.94%	602,046,516	300,676,400	1.0000
Developmental						
Real Property Totals	2,203	366,681,900		736,062,558	366,681,900	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	152	4,637,100	50.00%	9,274,200		
Industrial	1		50.00%			
Residential						
Utility	24	43,601,000	50.00%	87,201,969		
Personal Property Totals	177	48,238,100	50.00%	96,476,169	48,238,100	1.0000

Combined Totals	2,380	414,920,000		832,538,727	414,920,000	

TOWNSHIP OF RICHMOND - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	316	42,896,400	49.75%	86,231,646	42,896,400	1.0000
Commercial	30	8,260,400	49.57%	16,665,343	8,260,400	1.0000
Industrial	24	2,595,500	49.59%	5,234,333	2,595,500	1.0000
Residential	1,513	239,031,500	49.49%	482,950,750	239,031,500	1.0000
Developmental						
Real Property Totals	1,883	292,783,800		591,082,072	292,783,800	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	71	992,200	50.00%	1,984,400		
Industrial	4		50.00%			
Residential						
Utility	18	37,191,600	50.00%	74,383,166		
Personal Property Totals	93	38,183,800	50.00%	76,367,566	38,183,800	1.0000

Combined Totals	1,976	330,967,600		667,449,638	330,967,600	

TOWNSHIP OF SHELBY - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	969	852,462,500	49.25%	1,731,022,529	852,462,500	1.0000
Industrial	554	375,998,000	49.26%	763,328,683	375,998,000	1.0000
Residential	27,684	4,949,617,500	49.38%	10,023,359,672	4,949,617,500	1.0000
Developmental						
Real Property Totals	29,207	6,178,078,000		12,517,710,884	6,178,078,000	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	2,462	61,319,600	50.00%	122,639,200		
Industrial	210	10,582,700	50.00%	21,165,400		
Residential						
Utility	12	99,709,000	50.00%	199,418,000		
Personal Property Totals	2,684	171,611,300	50.00%	343,222,600	171,611,300	1.0000

Combined Totals	**31,891**	**6,349,689,300**		**12,860,933,484**	**6,349,689,300**	

TOWNSHIP OF WASHINGTON - Summary of 2024 Valuations

Real Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural	87	15,863,900	49.98%	31,738,436	15,863,900	1.0000
Commercial	375	224,134,700	49.64%	451,530,544	224,134,700	1.0000
Industrial	103	42,255,800	49.83%	84,791,658	42,255,800	1.0000
Residential	10,730	2,230,080,300	49.76%	4,481,400,315	2,230,080,300	1.0000
Developmental						
Real Property Totals	11,295	2,512,334,700		5,049,460,953	2,512,334,700	

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor
Agricultural						
Commercial	756	14,911,800	50.00%	29,823,600		
Industrial	36	26,771,600	50.00%	53,543,200		
Residential						
Utility	20	77,131,100	50.00%	154,257,358		
Personal Property Totals	812	118,814,500	50.00%	237,624,158	118,814,500	1.0000

Combined Totals	**12,107**	**2,631,149,200**		**5,287,085,111**	**2,631,149,200**	

ALL LOCAL UNITS - Summary of 2024 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	1,514	244,702,693	49.61%	493,205,526	244,702,693	1.0000	161,627	325,763
Commercial	11,942	6,699,196,538	49.60%	13,506,596,958	6,699,196,538	1.0000	560,978	1,131,016
Industrial	5,015	3,222,037,771	49.70%	6,482,788,383	3,222,037,771	1.0000	642,480	1,292,680
Residential	312,100	40,458,580,358	49.61%	81,558,854,072	40,458,580,358	1.0000	129,633	261,323
Developmental								
Real Property Totals	330,571	50,624,517,360		102,041,444,939	50,624,517,360			

Personal Property

Classification	Parcel Count	Assessed Value	Ratio to True Cash	True Cash Value	County Equalized Value	Factor	Average Assessed	Average True Cash
Agricultural								
Commercial	23,800	718,884,043	50.00%	1,437,850,616	718,884,043		30,205	60,414
Industrial	2,080	148,660,149	50.00%	297,310,549	148,660,149		71,471	142,938
Residential								
Utility	253	1,122,833,744	50.00%	2,245,664,818	1,122,833,744		4,438,078	8,876,146
Personal Property Totals	26,133	1,990,377,936	50.00%	3,980,825,983	1,990,377,936	1.0000		

Combined Totals	**356,704**	**52,614,895,296**		**106,022,270,922**	**52,614,895,296**			

SUMMARY OF 2024 COUNTY EQUALIZED VALUATION CHANGES

Government Unit	REAL AGRICULTURAL C.E.V.				REAL COMMERCIAL C.E.V.			
	2023	2024	+/- from prev yr	% total County	2023	2024	+/- from prev yr	% total County
Cities								
Center Line					74,456,100	76,395,100	1,939,000	1.14%
Eastpointe					120,645,600	143,653,400	23,007,800	2.14%
Fraser					127,098,000	142,367,600	15,269,600	2.13%
Memphis					4,757,100	5,093,500	336,400	0.08%
Mt. Clemens					127,006,378	142,266,200	15,259,822	2.12%
New Baltimore					57,893,500	63,817,300	5,923,800	0.95%
Richmond					47,319,300	60,301,700	12,982,400	0.90%
Roseville					358,156,700	378,923,000	20,766,300	5.66%
St. Clair Shores					338,848,800	363,776,100	24,927,300	5.43%
Sterling Heights					1,085,078,900	1,147,476,500	62,397,600	17.13%
Utica					158,182,400	163,830,700	5,648,300	2.45%
Warren					795,697,050	876,187,588	80,490,538	13.08%
Total Cities					3,295,139,828	3,564,088,688	268,948,860	53.20%
Townships								
Armada	37,929,400	37,174,200	(755,200)	15.19%	16,904,100	20,649,900	3,745,800	0.31%
Bruce	21,854,900	21,903,500	48,600	8.95%	23,962,600	29,008,700	5,046,100	0.43%
Chesterfield	8,462,700	10,077,600	1,614,900	4.12%	315,895,800	346,033,700	30,137,900	5.17%
Clinton					938,187,600	1,019,411,200	81,223,600	15.22%
Harrison					140,342,000	174,569,300	34,227,300	2.61%
Grosse Pte Shores								
Lenox	47,832,500	56,040,393	8,207,893	22.90%	81,423,800	91,201,400	9,777,600	1.36%
Macomb	12,604,600	13,188,200	583,600	5.39%	334,560,140	358,585,050	24,024,910	5.35%
Ray	42,802,800	47,558,500	4,755,700	19.44%	10,261,500	10,791,000	529,500	0.16%
Richmond	44,397,000	42,896,400	(1,500,600)	17.53%	7,012,600	8,260,400	1,247,800	0.12%
Shelby					783,086,200	852,462,500	69,376,300	12.72%
Washington	16,670,300	15,863,900	(806,400)	6.48%	191,979,300	224,134,700	32,155,400	3.35%
Total Townships	232,554,200	244,702,693	12,148,493	100.00%	2,843,615,640	3,135,107,850	291,492,210	46.80%
Grand Total	**232,554,200**	**244,702,693**	**12,148,493**	**100%**	**6,138,755,468**	**6,699,196,538**	**560,441,070**	**100%**

SUMMARY OF 2024 COUNTY EQUALIZED VALUATION CHANGES

Government Unit	REAL INDUSTRIAL C.E.V.				REAL RESIDENTIAL C.E.V.			
	2023	2024	+/- from prev yr	% total County	2023	2024	+/- from prev yr	% total County
Cities								
Center Line	23,634,200	27,280,500	3,646,300	0.85%	161,239,800	181,019,900	19,780,100	0.45%
Eastpointe	3,495,000	4,055,700	560,700	0.13%	780,416,000	892,039,565	111,623,565	2.20%
Fraser	108,863,500	125,510,900	16,647,400	3.90%	493,868,400	549,262,500	55,394,100	1.36%
Memphis	472,900	494,800	21,900	0.02%	22,418,500	24,400,700	1,982,200	0.06%
Mt. Clemens	47,945,400	55,390,361	7,444,961	1.72%	382,612,228	422,597,053	39,984,825	1.04%
New Baltimore	20,836,400	25,546,200	4,709,800	0.79%	573,437,815	634,419,605	60,981,790	1.57%
Richmond	6,942,900	8,626,100	1,683,200	0.27%	231,368,400	257,851,300	26,482,900	0.64%
Roseville	89,225,400	97,782,600	8,557,200	3.03%	1,112,150,100	1,239,407,494	127,257,394	3.06%
St. Clair Shores	13,546,400	14,230,100	683,700	0.44%	2,513,064,153	2,821,287,925	308,223,772	6.97%
Sterling Heights	625,891,400	686,665,000	60,773,600	21.31%	5,355,641,800	5,958,042,200	602,400,400	14.73%
Utica	2,658,600	2,899,200	240,600	0.09%	138,367,920	158,146,470	19,778,550	0.39%
Warren	836,262,930	923,798,110	87,535,180	28.67%	3,848,951,815	4,393,504,404	544,552,589	10.86%
Total Cities	1,779,775,030	1,972,279,571	192,504,541	61.21%	15,613,536,931	17,531,979,116	1,918,442,185	43.33%
Townships								
Armada	18,545,800	19,841,700	1,295,900	0.62%	302,550,750	350,086,600	47,535,850	0.87%
Bruce	77,060,100	95,232,500	18,172,400	2.96%	647,135,422	739,705,800	92,570,378	1.83%
Chesterfield	197,405,100	213,204,100	15,799,000	6.62%	2,151,432,800	2,418,799,340	267,366,540	5.98%
Clinton	286,298,400	328,220,200	41,921,800	10.19%	3,365,485,200	3,791,364,300	425,879,100	9.37%
Harrison	47,852,000	40,473,900	(7,378,100)	1.26%	1,290,971,400	1,435,633,452	144,662,052	3.55%
Grosse Pte Shores					16,616,400	18,542,100	1,925,700	0.05%
Lenox	26,874,400	27,232,900	358,500	0.85%	343,119,516	392,067,400	48,947,884	0.97%
Macomb	91,960,300	97,047,600	5,087,300	3.01%	5,353,330,300	6,060,996,550	707,666,250	14.98%
Ray	7,820,700	7,656,000	(164,700)	0.24%	273,202,400	300,676,400	27,474,000	0.74%
Richmond	2,338,700	2,595,500	256,800	0.08%	211,825,125	239,031,500	27,206,375	0.59%
Shelby	338,995,200	375,998,000	37,002,800	11.67%	4,396,428,510	4,949,617,500	553,188,990	12.23%
Washington	39,233,100	42,255,800	3,022,700	1.31%	1,989,197,150	2,230,080,300	240,883,150	5.51%
Total Townships	1,134,383,800	1,249,758,200	115,374,400	38.79%	20,341,294,973	22,926,601,242	2,585,306,269	56.67%
Grand Total	**2,914,158,830**	**3,222,037,771**	**307,878,941**	**100%**	**35,954,831,904**	**40,458,580,358**	**4,503,748,454**	**100%**

SUMMARY OF 2024 COUNTY EQUALIZED VALUATION CHANGES

Government Unit	REAL DEVELOPMENTAL C.E.V.				ALL PERSONAL PROPERTY C.E.V.			
	2023	2024	+/- from prev yr	% total County	2023	2024	+/- from prev yr	% total County
Cities								
Center Line					13,180,800	15,464,330	2,283,530	0.78%
Eastpointe					42,193,800	44,104,896	1,911,096	2.22%
Fraser					27,453,600	29,539,400	2,085,800	1.48%
Memphis					2,213,700	2,411,300	197,600	0.12%
Mt. Clemens					24,713,589	23,276,579	(1,437,010)	1.17%
New Baltimore					13,008,317	11,675,532	(1,332,785)	0.59%
Richmond					9,561,400	11,602,900	2,041,500	0.58%
Roseville					77,574,700	80,051,100	2,476,400	4.02%
St. Clair Shores					66,222,400	68,840,900	2,618,500	3.46%
Sterling Heights					243,973,490	246,282,600	2,309,110	12.37%
Utica					20,207,700	19,230,500	(977,200)	0.97%
Warren					413,595,367	424,055,544	10,460,177	21.31%
Total Cities					953,898,863	976,535,581	22,636,718	49.06%
Townships								
Armada					102,448,400	104,609,000	2,160,600	5.26%
Bruce					49,148,100	63,080,200	13,932,100	3.17%
Chesterfield					85,748,400	83,834,100	(1,914,300)	4.21%
Clinton					148,942,900	160,397,800	11,454,900	8.06%
Harrison					31,904,800	36,402,600	4,497,800	1.83%
Grosse Pte Shores					281,100	263,000	(18,100)	0.01%
Lenox					57,725,900	66,377,573	8,651,673	3.33%
Macomb	-	-	-	-	120,096,390	122,030,382	1,933,992	6.13%
Ray					47,386,800	48,238,100	851,300	2.42%
Richmond					37,771,500	38,183,800	412,300	1.92%
Shelby					169,855,300	171,611,300	1,756,000	8.62%
Washington					115,215,400	118,814,500	3,599,100	5.97%
Total Townships	-	-	-	-	966,524,990	1,013,842,355	47,317,365	50.94%
Grand Total	**-**	**-**	**-**	**-**	**1,920,423,853**	**1,990,377,936**	**69,954,083**	**100%**

SUMMARY OF 2024 COUNTY EQUALIZED VALUATION CHANGES

Government Unit	TOTAL REAL AND PERSONAL C.E.V.			
	2023	2024	+/- from prev yr	% of Total C.E.V.
Cities				
Center Line	272,510,900	300,159,830	27,648,930	0.57%
Eastpointe	946,750,400	1,083,853,561	137,103,161	2.06%
Fraser	757,283,500	846,680,400	89,396,900	1.61%
Memphis	29,862,200	32,400,300	2,538,100	0.06%
Mt. Clemens	582,277,595	643,530,193	61,252,598	1.22%
New Baltimore	665,176,032	735,458,637	70,282,605	1.40%
Richmond	295,192,000	338,382,000	43,190,000	0.64%
Roseville	1,637,106,900	1,796,164,194	159,057,294	3.41%
St. Clair Shores	2,931,681,753	3,268,135,025	336,453,272	6.21%
Sterling Heights	7,310,585,590	8,038,466,300	727,880,710	15.28%
Utica	319,416,620	344,106,870	24,690,250	0.65%
Warren	5,894,507,162	6,617,545,646	723,038,484	12.58%
Total Cities	21,642,350,652	24,044,882,956	2,402,532,304	45.70%
Townships				
Armada	478,378,450	532,361,400	53,982,950	1.01%
Bruce	819,161,122	948,930,700	129,769,578	1.80%
Chesterfield	2,758,944,800	3,071,948,840	313,004,040	5.84%
Clinton	4,738,914,100	5,299,393,500	560,479,400	10.07%
Harrison	1,511,070,200	1,687,079,252	176,009,052	3.21%
Grosse Pte Shores	16,897,500	18,805,100	1,907,600	0.04%
Lenox	556,976,116	632,919,666	75,943,550	1.20%
Macomb	5,912,551,730	6,651,847,782	739,296,052	12.64%
Ray	381,474,200	414,920,000	33,445,800	0.79%
Richmond	303,344,925	330,967,600	27,622,675	0.63%
Shelby	5,688,365,210	6,349,689,300	661,324,090	12.07%
Washington	2,352,295,250	2,631,149,200	278,853,950	5.00%
Total Townships	25,518,373,603	28,570,012,340	3,051,638,737	54.30%
Grand Total	**47,160,724,255**	**52,614,895,296**	**5,454,171,041**	**100%**

SUMMARY OF 2024 COUNTY EQUALIZED VALUATION CHANGES

County Equalized Value:	2023	47,160,724,255
Market Increase/Decrease from previous year:		9.89%
Indicated New Value/Loss in Value from previous year:		1.68%
County Equalized Value:	2024	52,614,895,296
Total Change in Assessed Value from previous year:		5,454,171,041
Overall Assessment Change %		11.57%

TAXABLE VALUE BY CITY AND 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
Cities					
Center Line	205,095,234	205,095,234		203,716,999	1,378,235
Eastpointe	665,171,346	665,171,346		665,171,346	
Fraser	592,786,578	592,786,578		592,786,578	
Memphis	25,651,450	25,651,450		25,651,450	
Mt. Clemens	431,274,800	431,274,800		431,274,800	
New Baltimore	553,919,229	553,919,229		553,919,229	
Richmond	250,568,157	250,568,157		250,568,157	
Roseville	1,222,020,291	1,222,020,291		1,222,020,297	
St. Clair Shores	2,162,172,828	2,162,172,828		2,162,172,828	
Sterling Heights	5,703,668,356	5,703,668,356		5,700,956,806	2,711,550
Utica	258,202,552	258,202,552		258,202,552	
Warren	4,618,763,319	4,618,763,319		4,611,848,329	6,914,990
Total Cities	16,689,294,140	16,689,294,140	-	16,678,289,371	11,004,775
Townships					
Armada	401,846,158	401,846,158		401,846,158	
Bruce	703,945,345	703,945,345		703,945,345	
Chesterfield	2,340,092,376	2,340,092,376		2,340,092,376	
Clinton	3,880,890,530	3,880,122,468	768,062	3,869,974,058	10,148,410
Harrison	1,262,294,088	1,262,294,088		1,259,782,878	2,511,210
Grosse Pointe Shores	14,553,001	14,553,001		14,553,001	
Lenox	455,753,893	455,753,893		455,753,893	
Macomb	5,003,436,715	5,003,436,715		5,003,436,715	
Ray	314,484,487	314,484,487		314,484,487	
Richmond	229,823,200	229,823,200		229,823,200	
Shelby	4,703,678,694	4,703,678,694		4,703,678,694	
Washington	2,008,885,973	2,008,885,973		2,008,885,973	
Total Townships	21,319,684,460	21,318,916,398	768,062	21,306,256,778	12,659,620
Grand Total	**38,008,978,600**	**38,008,210,538**	**768,062**	**37,984,546,149**	**23,664,395**

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
Anchor Bay School District (IC)	1,578,261,069	1,578,261,069		1,578,261,069	
Armada Area Schools (IC)	581,051,688	581,051,688		581,051,688	
Center Line Public Schools	573,345,202	573,345,202		571,966,967	1,378,235
Chippewa Valley Schools	4,887,959,444	4,887,959,444		4,881,509,344	6,450,100
Clintondale Community Schools	421,408,581	421,408,581		421,408,581	
Eastpointe Community Schools	739,995,806	739,995,806		739,995,806	
Fitzgerald Public Schools	503,928,823	503,928,823		503,928,823	
Fraser Public Schools	1,129,390,847	1,129,390,847		1,128,140,896	1,249,951
Lake Shore Public Schools	767,473,368	767,473,368		767,473,368	
Lakeview Public Schools	744,779,207	744,779,207		744,779,207	
L'Anse Creuse School District	3,505,610,148	3,504,842,086	768,062	3,501,528,817	3,313,269
Mount Clemens Community Schools	621,593,046	621,593,046		619,946,746	1,646,300
New Haven Community Schools	1,094,578,336	1,094,578,336		1,094,578,336	
Richmond Community Schools (IC)	467,185,519	467,185,519		467,185,519	
Romeo Community Schools	2,590,538,665	2,590,538,665		2,590,538,665	
Roseville Community Schools	1,124,967,471	1,124,967,471		1,124,967,471	
South Lake Schools	736,071,795	736,071,795		736,071,795	
Utica Community Schools	9,915,302,660	9,915,302,660		9,912,591,110	2,711,550
Van Dyke Public Schools	567,869,870	567,869,870		567,869,870	
Warren Consolidated Schools (IC)	4,512,393,433	4,512,393,433		4,507,141,443	5,251,990
Warren Woods Public Schools	718,858,151	718,858,151		717,195,151	1,663,000
Almont Community Schools	65,149,785	65,149,785		65,149,785	
Memphis Community Schools	71,864,719	71,864,719		71,864,719	
Rochester Community Schools	89,400,967	89,400,967		89,400,967	
COUNTY TOTALS	**38,008,978,600**	**38,008,210,538**	**768,062**	**37,984,546,143**	**23,664,395**

2024 BOARD OF REVIEW SUMMARY - SPECIAL ACT TOTALS

Government Unit	ASSESSED VALUE			TAXABLE VALUE			MBOR SPECIAL ACT TAXABLE VALUE		
	Assessor	MBOR	MBOR Adj	Assessor	MBOR	MBOR Adj	Real	Personal	Total
Cities									
Center Line	3,067,800	3,067,800	-	2,833,673	2,833,673	-	2,833,673	-	2,833,673
Eastpointe	-	-	-	-	-	-	-	-	-
Fraser	7,859,000	7,859,000	-	5,446,599	5,446,599	-	4,938,799	507,800	5,446,599
Memphis	-	-	-	-	-	-	-	-	-
Mt Clemens	2,454,300	2,454,300	-	2,403,646	2,403,646	-	2,403,646	-	2,403,646
New Baltimore	143,100	143,100	-	91,806	91,806	-	91,806	-	91,806
Richmond	7,963,200	7,963,200	-	1,904,100	1,904,100	-	1,904,100	-	1,904,100
Roseville	14,149,300	14,149,300	-	11,569,064	11,569,064	-	11,569,064	-	11,569,064
St. Clair Shores	-	-	-	-	-	-	-	-	-
Sterling Heights	118,276,800	118,276,800	-	107,731,247	107,731,247	-	107,731,247	-	107,731,247
Utica	-	-	-	-	-	-	-	-	-
Warren	229,880,538	229,880,538	-	221,716,417	221,716,417	-	219,355,829	2,360,588	221,716,417
Total Cities	383,794,038	383,794,038	-	353,696,552	353,696,552	-	350,828,164	2,868,388	353,696,552
Townships									
Armada	3,766,000	3,766,000	-	3,518,601	3,518,601	-	3,518,601	-	3,518,601
Bruce	19,707,700	19,707,700	-	18,248,829	18,248,829	-	18,248,829	-	18,248,829
Chesterfield	721,500	721,500	-	7,174,858	7,174,858	-	7,174,858	-	7,174,858
Clinton	10,635,500	10,635,500	-	7,695,169	7,695,169	-	7,687,369	7,800	7,695,169
Harrison	1,914,400	1,914,400	-	1,402,129	1,402,129	-	1,402,129	-	1,402,129
Grosse Pointe Shores	-	-	-	-	-	-	-	-	-
Lenox	1,834,200	1,834,200	-	707,793	707,793	-	707,793	-	707,793
Macomb	11,450,000	11,450,000	-	10,389,424	10,389,424	-	10,389,424	-	10,389,424
Ray	125,600	125,600	-	47,276	47,276	-	47,276	-	47,276
Richmond	-	-	-	-	-	-	-	-	-
Shelby	164,325,600	164,325,600	-	158,045,326	158,045,326	-	145,310,826	12,734,500	158,045,326
Washington	582,900	582,900	-	582,900	582,900	-	571,000	11,900	582,900
Total Townships	215,063,400	215,063,400	-	207,812,305	207,812,305	-	195,058,105	12,754,200	207,812,305
Grand Total	**598,857,438**	**598,857,438**	**-**	**561,508,857**	**561,508,857**	**-**	**545,886,269**	**15,622,588**	**561,508,857**

2024 AVERAGE RESIDENTIAL TRUE CASH VALUES BY LOCAL UNIT

Government Unit	Residential Parcels (includes vacant)	Total Residential TCV	Average Residential TCV
Armada Township	2,149	707,145,168	$329,058
Bruce Township	4,050	1,484,336,930	$366,503
Center Line	2,439	365,340,988	$149,791
Chesterfield Township	16,847	4,900,663,644	$290,892
Clinton Township	30,936	7,591,877,505	$245,406
Eastpointe	12,916	1,797,610,668	$139,177
Fraser	5,006	1,102,399,686	$220,216
Grosse Pointe Shores	45	37,264,858	$828,108
Harrison Township	11,073	2,892,888,543	$261,256
Lenox Township	3,064	790,089,928	$257,862
Macomb Township	31,804	12,161,964,578	$382,404
Memphis	312	48,870,311	$156,636
Mt. Clemens	5,353	854,133,544	$159,562
New Baltimore	4,262	1,282,314,763	$300,872
Ray Township	1,721	602,046,516	$349,824
Richmond	2,100	518,857,669	$247,075
Richmond Township	1,513	482,950,750	$319,201
Roseville	17,431	2,508,772,873	$143,926
Shelby Township	27,684	10,023,359,672	$362,063
St. Clair Shores	26,106	5,652,168,493	$216,508
Sterling Heights	42,284	12,080,821,196	$285,707
Utica	1,344	318,300,559	$236,831
Warren	50,931	8,873,274,915	$174,221
Washington Township	10,730	4,481,400,315	$417,651
MACOMB COUNTY			**$285,031**

AD VALOREM TAXABLE VALUE CHANGE

Government Unit	2023	2024	Net Change	% Change
Cities				
Center Line	187,504,467	205,095,234	17,590,767	9.38%
Eastpointe	608,614,770	665,171,346	56,556,576	9.29%
Fraser	548,532,325	592,786,578	44,254,253	8.07%
Memphis	23,045,345	25,651,450	2,606,105	11.31%
Mt. Clemens	405,164,399	431,274,800	26,110,401	6.44%
New Baltimore	511,184,930	553,919,229	42,734,299	8.36%
Richmond City	229,442,707	250,568,157	21,125,450	9.21%
Roseville	1,137,214,086	1,222,020,291	84,806,205	7.46%
St. Clair Shores	1,998,572,645	2,162,172,828	163,600,183	8.19%
Sterling Heights	5,313,262,888	5,703,668,356	390,405,468	7.35%
Utica	244,221,174	258,202,552	13,981,378	5.72%
Warren	4,291,062,366	4,618,763,319	327,700,953	7.64%
Total Cities	15,497,822,102	16,689,294,140	1,191,472,038	7.69%
Townships				
Armada	377,160,844	401,846,158	24,685,314	6.55%
Bruce	629,860,130	703,945,345	74,085,215	11.76%
Chesterfield	2,152,607,723	2,340,092,376	187,484,653	8.71%
Clinton	3,590,204,735	3,880,890,530	290,685,795	8.10%
Harrison	1,173,520,408	1,262,294,088	88,773,680	7.56%
Grosse Pointe Shores	13,871,596	14,553,001	681,405	4.91%
Lenox	412,920,540	455,753,893	42,833,353	10.37%
Macomb	4,619,979,559	5,003,436,715	383,457,156	8.30%
Ray	292,785,025	314,484,487	21,699,462	7.41%
Richmond	214,183,600	229,823,200	15,639,600	7.30%
Shelby	4,363,953,211	4,703,678,694	339,725,483	7.78%
Washington	1,846,098,675	2,008,885,973	162,787,298	8.82%
Total Townships	19,687,146,046	21,319,684,460	1,632,538,414	8.29%
Grand Total	**35,184,968,148**	**38,008,978,600**	**2,824,010,452**	**8.03%**
N of Hall Rd	15,917,443,463	17,250,288,229	1,332,844,766	8.37%
S of Hall Rd	19,267,524,685	20,758,690,371	1,491,165,686	7.74%

Michigan Department of Treasury STC
608 (Rev. 3-02)

Personal and Real Property - TOTALS

L-4024

MACOMB COUNTY County

Statement of acreage and valuation in the year 2024 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

	Number of Acres Assessed	Total Real Property Valuations		Personal Property Valuations		Total Real Plus Personal Property	
Township or City	(Col. 1) Acres Hundredths	(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations
CENTER LINE	1,088.00	284,695,500	284,695,500	15,464,330	15,464,330	300,159,830	300,159,830
EASTPOINTE	3,264.00	1,039,748,665	1,039,748,665	44,104,896	44,104,896	1,083,853,561	1,083,853,561
FRASER	2,624.00	817,141,000	817,141,000	29,539,400	29,539,400	846,680,400	846,680,400
MEMPHIS	384.00	29,989,000	29,989,000	2,411,300	2,411,300	32,400,300	32,400,300
MT CLEMENS	2,752.00	620,253,614	620,253,614	23,276,579	23,276,579	643,530,193	643,530,193
NEW BALTIMORE	2,944.00	723,783,105	723,783,105	11,675,532	11,675,532	735,458,637	735,458,637
RICHMOND CITY	1,216.00	326,779,100	326,779,100	11,602,900	11,602,900	338,382,000	338,382,000
ROSEVILLE	6,400.00	1,716,113,094	1,716,113,094	80,051,100	80,051,100	1,796,164,194	1,796,164,194
ST CLAIR SHORES	7,488.00	3,199,294,125	3,199,294,125	68,840,900	68,840,900	3,268,135,025	3,268,135,025
STERLING HEIGHTS	23,488.00	7,792,183,700	7,792,183,700	246,282,600	246,282,600	8,038,466,300	8,038,466,300
UTICA	1,152.00	324,876,370	324,876,370	19,230,500	19,230,500	344,106,870	344,106,870
WARREN	21,952.00	6,193,490,102	6,193,490,102	424,055,544	424,055,544	6,617,545,646	6,617,545,646
ARMADA TWP	23,296.00	427,752,400	427,752,400	104,609,000	104,609,000	532,361,400	532,361,400
BRUCE TWP	23,232.00	885,850,500	885,850,500	63,080,200	63,080,200	948,930,700	948,930,700
CHESTERFIELD TWP	17,728.00	2,988,114,740	2,988,114,740	83,834,100	83,834,100	3,071,948,840	3,071,948,840
CLINTON TWP	17,984.00	5,138,995,700	5,138,995,700	160,397,800	160,397,800	5,299,393,500	5,299,393,500
HARRISON TWP	9,344.00	1,650,676,652	1,650,676,652	36,402,600	36,402,600	1,687,079,252	1,687,079,252
GROSSE POINTE SHO	90.00	18,542,100	18,542,100	263,000	263,000	18,805,100	18,805,100
LENOX TWP	25,088.00	566,542,093	566,542,093	66,377,573	66,377,573	632,919,666	632,919,666
MACOMB TWP	23,296.00	6,529,817,400	6,529,817,400	122,030,382	122,030,382	6,651,847,782	6,651,847,782
RAY TWP	23,296.00	366,681,900	366,681,900	48,238,100	48,238,100	414,920,000	414,920,000
RICHMOND TWP	24,126.00	292,783,800	292,783,800	38,183,800	38,183,800	330,967,600	330,967,600
SHELBY TWP	22,272.00	6,178,078,000	6,178,078,000	171,611,300	171,611,300	6,349,689,300	6,349,689,300
WASHINGTON TWP	24,064.00	2,512,334,700	2,512,334,700	118,814,500	118,814,500	2,631,149,200	2,631,149,200

	Number of Acres Assessed	Total Real Property Valuations		Personal Property Valuations		Total Real Plus Personal Property	
Township or City	(Col. 1) Acres Hundredths	(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations
Totals for County	308,568.00	50,624,517,360	50,624,517,360	1,990,377,936	1,990,377,936	52,614,895,296	52,614,895,296

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF MACOMB COUNTY COUNTY

WE HEREBY CERTIFY that the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the provisions of sections 209.1 – 209.8, MCL. I further certify that said statement does not embrace any property taxed under P.A. 77 of1951; P.A. 68 of 1963; P.A. 199 of 1974; P.A. 385 of 1994; P A. 224 of 1995; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the

Dated April 9, 2024

Kristin M. Sieloff

Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

Equalized Valuations - REAL

L-4024

MACOMB COUNTY County

Statement of acreage and valuation in the year 2024 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Real Property Equalized by County Board of Commissioners							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
CENTER LINE	0	76,395,100	27,280,500	181,019,900	0	0	284,695,500
EASTPOINTE	0	143,653,400	4,055,700	892,039,565	0	0	1,039,748,665
FRASER	0	142,367,600	125,510,900	549,262,500	0	0	817,141,000
MEMPHIS	0	5,093,500	494,800	24,400,700	0	0	29,989,000
MT CLEMENS	0	142,266,200	55,390,361	422,597,053	0	0	620,253,614
NEW BALTIMORE	0	63,817,300	25,546,200	634,419,605	0	0	723,783,105
RICHMOND CITY	0	60,301,700	8,626,100	257,851,300	0	0	326,779,100
ROSEVILLE	0	378,923,000	97,782,600	1,239,407,494	0	0	1,716,113,094
ST CLAIR SHORES	0	363,776,100	14,230,100	2,821,287,925	0	0	3,199,294,125
STERLING HEIGHTS	0	1,147,476,500	686,665,000	5,958,042,200	0	0	7,792,183,700
UTICA	0	163,830,700	2,899,200	158,146,470	0	0	324,876,370
WARREN	0	876,187,588	923,798,110	4,393,504,404	0	0	6,193,490,102
ARMADA TWP	37,174,200	20,649,900	19,841,700	350,086,600	0	0	427,752,400
BRUCE TWP	21,903,500	29,008,700	95,232,500	739,705,800	0	0	885,850,500
CHESTERFIELD TWP	10,077,600	346,033,700	213,204,100	2,418,799,340	0	0	2,988,114,740
CLINTON TWP	0	1,019,411,200	328,220,200	3,791,364,300	0	0	5,138,995,700
HARRISON TWP	0	174,569,300	40,473,900	1,435,633,452	0	0	1,650,676,652
GROSSE POINTE SH(	0	0	0	18,542,100	0	0	18,542,100
LENOX TWP	56,040,393	91,201,400	27,232,900	392,067,400	0	0	566,542,093
MACOMB TWP	13,188,200	358,585,050	97,047,600	6,060,996,550	0	0	6,529,817,400
RAY TWP	47,558,500	10,791,000	7,656,000	300,676,400	0	0	366,681,900
RICHMOND TWP	42,896,400	8,260,400	2,595,500	239,031,500	0	0	292,783,800
SHELBY TWP	0	852,462,500	375,998,000	4,949,617,500	0	0	6,178,078,000
WASHINGTON TWP	15,863,900	224,134,700	42,255,800	2,230,080,300	0	0	2,512,334,700

Real Property Equalized by County Board of Commissioners							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Total for County	244,702,693	6,699,196,538	3,222,037,771	40,458,580,358	0	0	50,624,517,360

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF MACOMB COUNTY COUNTY

WE HEREBY CERTIFY that the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the provisions of sections 209.1 – 209.8, MCL. I further certify that said statement does not embrace any property taxed under P.A. 77 of1951; P.A. 68 of 1963; P.A. 199 of 1974; P.A. 385 of 1994; P A. 224 of 1995; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the

Dated April 9, 20 24

Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

Assessed Valuations - REAL

L-4024

MACOMB COUNTY County

Statement of acreage and valuation in the year 2024 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Real Property Assessed Valuations Approved by Boards of Review							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
CENTER LINE	0	76,395,100	27,280,500	181,019,900	0	0	284,695,500
EASTPOINTE	0	143,653,400	4,055,700	892,039,565	0	0	1,039,748,665
FRASER	0	142,367,600	125,510,900	549,262,500	0	0	817,141,000
MEMPHIS	0	5,093,500	494,800	24,400,700	0	0	29,989,000
MT CLEMENS	0	142,266,200	55,390,361	422,597,053	0	0	620,253,614
NEW BALTIMORE	0	63,817,300	25,546,200	634,419,605	0	0	723,783,105
RICHMOND CITY	0	60,301,700	8,626,100	257,851,300	0	0	326,779,100
ROSEVILLE	0	378,923,000	97,782,600	1,239,407,494	0	0	1,716,113,094
ST CLAIR SHORES	0	363,776,100	14,230,100	2,821,287,925	0	0	3,199,294,125
STERLING HEIGHTS	0	1,147,476,500	686,665,000	5,958,042,200	0	0	7,792,183,700
UTICA	0	163,830,700	2,899,200	158,146,470	0	0	324,876,370
WARREN	0	876,187,588	923,798,110	4,393,504,404	0	0	6,193,490,102
ARMADA TWP	37,174,200	20,649,900	19,841,700	350,086,600	0	0	427,752,400
BRUCE TWP	21,903,500	29,008,700	95,232,500	739,705,800	0	0	885,850,500
CHESTERFIELD TWP	10,077,600	346,033,700	213,204,100	2,418,799,340	0	0	2,988,114,740
CLINTON TWP	0	1,019,411,200	328,220,200	3,791,364,300	0	0	5,138,995,700
HARRISON TWP	0	174,569,300	40,473,900	1,435,633,452	0	0	1,650,676,652
GROSSE POINTE SHO	0	0	0	18,542,100	0	0	18,542,100
LENOX TWP	56,040,393	91,201,400	27,232,900	392,067,400	0	0	566,542,093
MACOMB TWP	13,188,200	358,585,050	97,047,600	6,060,996,550	0	0	6,529,817,400
RAY TWP	47,558,500	10,791,000	7,656,000	300,676,400	0	0	366,681,900
RICHMOND TWP	42,896,400	8,260,400	2,595,500	239,031,500	0	0	292,783,800
SHELBY TWP	0	852,462,500	375,998,000	4,949,617,500	0	0	6,178,078,000
WASHINGTON TWP	15,863,900	224,134,700	42,255,800	2,230,080,300	0	0	2,512,334,700

Real Property Assessed Valuations Approved by Boards of Review							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Total for County	244,702,693	6,699,196,538	3,222,037,771	40,458,580,358	0	0	50,624,517,360

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF MACOMB COUNTY COUNTY

WE HEREBY CERTIFY that the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the provisions of sections 209.1 – 209.8, MCL. I further certify that said statement does not embrace any property taxed under P.A. 77 of1951; P.A. 68 of 1963; P.A. 199 of 1974; P.A. 385 of 1994; P A. 224 of 1995; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the

Dated April 9, 2024

Kristin M. Sieloff

Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

L-4046

Taxable Valuations, Macomb County

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

Statement of taxable valuation in the year 2024. File this form with the State Tax Commission on or before the fourth Monday in June.

REAL PROPERTY Taxable Valuations as of the Fourth Monday in May. **(Do not Report Assessed Valuations or Equalized Valuations on This Form.)**

Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Armada	22,482,117	16,931,741	16,502,399	241,320,901	0	0	297,237,158
Bruce	11,577,383	20,337,569	70,615,039	538,335,154	0	0	640,865,145
Chesterfield	6,492,143	300,678,379	172,798,429	1,776,289,325	0	0	2,256,258,276
Clinton	0	794,302,210	213,193,816	2,713,046,404	0	0	3,720,542,430
Harrison	0	124,492,460	27,431,443	1,073,967,585	0	0	1,225,891,488
Lenox	35,988,565	70,659,626	20,987,567	261,740,562	0	0	389,376,320
Macomb	6,118,787	289,276,565	73,031,568	4,512,979,413	0	0	4,881,406,333
Ray	31,830,675	7,789,809	6,583,925	220,041,978	0	0	266,246,387
Richmond	26,753,325	5,280,976	1,551,087	158,054,012	0	0	191,639,400
Shelby	0	615,499,022	267,996,482	3,648,571,890	0	0	4,532,067,394
Washington	10,947,631	163,595,597	29,188,223	1,686,340,022	0	0	1,890,071,473
Center Line	0	61,382,868	23,621,812	104,643,563	0	0	189,648,243
Eastpointe	0	104,905,293	2,480,326	513,680,831	0	0	621,066,450
Fraser	0	108,877,902	82,328,776	372,040,500	0	0	563,247,178
Memphis	0	4,119,043	319,642	18,801,465	0	0	23,240,150
Mount Clemens	0	103,341,800	34,110,589	270,545,832	0	0	407,998,221
New Baltimore	0	53,035,852	17,048,076	472,159,769	0	0	542,243,697
Roseville	0	307,917,586	71,947,864	762,103,741	0	0	1,141,969,191
Saint Clair Shores	0	267,100,083	9,951,918	1,816,279,927	0	0	2,093,331,928
Utica	0	128,073,015	2,225,185	108,673,852	0	0	238,972,052
Warren	0	677,352,792	785,669,494	2,731,685,489	0	0	4,194,707,775
Richmond	0	44,782,915	6,600,483	187,581,859	0	0	238,965,257
Sterling Heights	0	830,294,122	503,785,826	4,123,305,808	0	0	5,457,385,756
Grosse Pointe Shores V	0	0	0	14,290,001	0	0	14,290,001
Total for County	152,190,626	5,100,027,225	2,439,969,969	28,326,479,883	0	0	36,018,667,703

REAL PROPERTY Taxable Valuations as of the Fourth Monday in May. **(Do not Report Assessed Valuations or Equalized Valuations on This Form.)**							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property

INSTRUCTIONS: This form is used to report total Taxable Valuations, by classiciation, for each township and city within the county. The Taxable Valuations reported here are the final Taxable Valuations as of the fourth Monday in May, NOT the Tentative Taxable Valuations. Final Taxable Valuations may be different from Tentative Taxable Valuations when a township or city receives a county and/or state equalization factor more or less than was used to calculate Tentative Taxable Valuations

NOTE: Where there is a partial Homeowner's Principal Residence Exemption or partial qualified agricultural property exemption, split the taxable value between Homeowner's Principal Residence (column 15) and Non-Homestead (column 18)

Report the Taxable Valuations for the six classifications of real property in columns 1 through 6 on page 1. Then report the Total Taxable Valuations for real property in column 7 on page 1.
Report the Taxable Valuations for the five classifications of Personal Property in columns 8 through 12 on page 2. Then enter the total Taxable Valuations for personal property in column 13 on page 2.
Add the total Taxable Valuations for real property (column 7, page 1) and personal property (column 13, page 2) and enter in column 14 on page 3.
Report the Total Taxable Valuations of entire township or city for Homeowner's Principal Residence, Qualified Agricultural property and Qualified Forest Property in column 15, and Non-Homestead and Non-Qualified Agricultural Personal Property, and Non-Qualified Forest property except Commercial and Industrial Personal Property, in column 18. Report the Total Taxable Value of Commercial Personal Property in column 16. Report the Total Taxable Value of Industrial Personal property in column 17.

Taxable Valuations, Macomb County

L-4046

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

Statement of taxable valuation in the year 2024. File this form with the State Tax Comission on or before the fourth Monday in June.

PERSONAL PROPERTY Taxable Valuations as of the Fourth Monday in May. **(Do not Report Assessed Valuations or Equalized Valuations on This Form.)**

Township or City	(Col. 8) Agricultural	(Col. 9) Commercial	(Col. 10) Industrial	(Col. 11) Residential	(Col. 12) Utility	(Col. 13) Total Personal Property
Armada	0	5,106,700	2,655,400	0	96,846,900	104,609,000
Bruce	0	4,896,400	14,948,100	0	43,235,700	63,080,200
Chesterfield	0	37,559,600	10,137,900	0	36,136,600	83,834,100
Clinton	0	79,638,100	7,249,300	0	73,460,700	160,348,100
Harrison	0	19,874,000	1,074,200	0	15,454,400	36,402,600
Lenox	0	9,249,400	13,012,473	0	44,115,700	66,377,573
Macomb	0	36,635,800	3,834,582	0	81,560,000	122,030,382
Ray	0	4,637,100	0	0	43,601,000	48,238,100
Richmond	0	992,200	0	0	37,191,600	38,183,800
Shelby	0	61,319,600	10,582,700	0	99,709,000	171,611,300
Washington	0	14,911,800	26,771,600	0	77,131,100	118,814,500
Center Line	0	7,496,791	200,000	0	7,750,200	15,446,991
Eastpointe	0	9,385,496	384,100	0	34,335,300	44,104,896
Fraser	0	13,729,300	4,408,300	0	11,401,800	29,539,400
Memphis	0	439,600	1,340,100	0	631,600	2,411,300
Mount Clemens	0	9,878,079	1,754,600	0	11,643,900	23,276,579
New Baltimore	0	3,260,132	553,600	0	7,861,800	11,675,532
Roseville	0	37,760,900	4,204,500	0	38,085,700	80,051,100
Saint Clair Shores	0	24,043,700	0	0	44,797,200	68,840,900
Utica	0	12,632,200	136,200	0	6,462,100	19,230,500
Warren	0	220,931,106	25,545,594	0	177,578,844	424,055,544
Richmond	0	6,635,700	210,100	0	4,757,100	11,602,900
Sterling Heights	0	97,770,600	19,656,800	0	128,855,200	246,282,600
Grosse Pointe Shores V	0	32,700	0	0	230,300	263,000
Total for County	0	718,817,004	148,660,149	0	1,122,833,744	1,990,310,897

Taxable Valuations, Macomb County

L-4046

Statement of taxable valuation in the year 2024. File this form with the State Tax Commission on or before the fourth Monday in June.

(Do not Report Assessed Valuations or Equalized Valuations on This Form.)					
Township or City	(Col. 14) Total Real and Personal Property Taxable Valuations	(Col. 15) Homeowner's Principal Residence & Qualified Agricultural & Qualified Forest Property Taxable Valuations	(Col. 16) Commercial Personal Property Taxable Valuations	(Col. 17) Industrial Personal Property Taxable Valuations	(Col. 18) Non-Homestead and Non-Qualified Agricultural and Non-Qualified Forest Personal Property Taxable Valuations except Commercial and Industrial
Armada	401,846,158	249,128,345	5,106,700	2,655,400	144,955,713
Bruce	703,945,345	516,028,482	4,896,400	14,948,100	168,072,363
Chesterfield	2,340,092,376	1,656,689,210	37,559,600	10,137,900	635,705,666
Clinton	3,880,890,530	2,514,979,536	79,638,100	7,249,300	1,279,023,594
Harrison	1,262,294,088	960,015,121	19,874,000	1,074,200	281,330,767
Lenox	455,753,893	270,468,920	9,249,400	13,012,473	163,023,100
Macomb	5,003,436,715	4,355,952,860	36,635,800	3,834,582	607,013,473
Ray	314,484,487	230,181,970	4,637,100	0	79,665,417
Richmond	229,823,200	174,378,326	992,200	0	54,452,674
Shelby	4,703,678,694	3,441,033,609	61,319,600	10,582,700	1,190,742,785
Washington	2,008,885,973	1,617,940,335	14,911,800	26,771,600	349,262,238
Center Line	205,095,234	88,490,904	7,496,791	200,000	108,907,539
Eastpointe	665,171,346	381,433,592	9,385,496	384,100	273,968,158
Fraser	592,786,578	350,324,604	13,729,300	4,408,300	224,324,374
Memphis	25,651,450	16,352,889	439,600	1,340,100	7,518,861
Mount Clemens	431,274,800	214,707,884	9,878,079	1,754,600	204,934,237
New Baltimore	553,919,229	440,700,536	3,260,132	553,600	109,404,961
Roseville	1,222,020,291	603,145,991	37,760,900	4,204,500	576,908,900
Saint Clair Shores	2,162,172,828	1,627,611,640	24,043,700	0	510,517,488
Utica	258,202,552	99,251,325	12,632,200	136,200	146,182,827
Warren	4,618,763,319	2,235,968,814	220,931,106	25,545,594	2,136,317,805
Richmond	250,568,157	171,174,463	6,635,700	210,100	72,547,894
Sterling Heights	5,703,668,356	3,779,108,856	97,770,600	19,656,800	1,807,132,100
Grosse Pointe Shores Villag	14,553,001	9,648,832	32,700	0	4,871,469
Totals for County	38,008,978,600	26,004,717,044	718,817,004	148,660,149	11,136,784,403

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

Print or Type Name of County Equalization Director	Signature	Date
Kristen M. Sieloff, MMAO(4)		April 9, 2024