



2016 Property Tax Base Projections

ASSESSED AND TAXABLE VALUE PROJECTIONS FOR 2016

RESIDENTIAL PROPERTIES 17,584 PARCELS	2015 ACTUAL	EST NEW/ADDNS	EST LOSS/LOSSES	2016 PROJECTED	2016 ADJ ONLY
SEV	\$2,519,615,900	\$46,045,350	\$2,009,750	\$2,717,217,400	\$153,651,450
TAXABLE	\$2,087,604,500	\$41,500,000	\$686,270	\$2,158,499,250	\$31,028,350
% CHANGE TO ASSESSED				7.84%	6.10%
% CHANGE TO TAXABLE				3.40%	1.49%
% OF PARCELS WHERE SEV = TAXABLE (EXCLUDES TRANSFERS)				6.23%	
TAXABLE AS A % OF SEV				79.44%	

COMMERCIAL & INDUSTRIAL PROPERTIES 1,071 PARCELS	2015 ACTUAL	EST NEW/ADDNS	EST LOSS/LOSSES	2016 PROJECTED	2016 ADJ ONLY
SEV	\$945,036,120	\$31,221,450	\$13,935,850	\$1,003,687,100	\$41,365,380
TAXABLE	\$878,128,690	\$17,691,900	\$947,327	\$892,419,950	-\$1,765,334
% CHANGE TO ASSESSED				6.21%	4.38%
% CHANGE TO TAXABLE				1.63%	-0.20%
% OF PARCELS WHERE SEV = TAXABLE (EXCLUDES TRANSFERS)				3.64%	
TAXABLE AS A % OF SEV				88.91%	

PERSONAL PROPERTY 2,463 TOTAL PARCELS	2015 ACTUAL	EST NEW/ADDNS	EST LOSS/LOSSES	2016 PROJECTED	2016 ADJ ONLY
SEV & TAXABLE	\$239,836,740	\$43,000,000	\$31,500,000	\$233,885,690	-\$17,451,467

ALL PROPERTIES 19,662 TAXABLE PARCELS (20,770 TOTAL PARCELS)	2015 POST MBOR	EST NEW/ADDNS	EST LOSS/LOSSES	2016 PROJECTED	2016 ADJ ONLY
SEV	\$3,704,488,760	\$120,266,800	\$47,445,600	\$3,954,790,190	\$177,565,363
TAXABLE	\$3,205,569,930	\$102,191,900	\$33,133,597	\$3,284,804,890	\$11,811,549
% CHANGE TO ASSESSED				6.76%	4.79%
% CHANGE TO TAXABLE				2.47%	0.37%
% OF PARCELS WHERE SEV = TAXABLE				6.08%	
TAXABLE AS A % OF SEV				83.06%	

State Equalized Valuation

ESTIMATE OF 2016 SEV AND TWO YEAR PROJECTION

	ACTUAL				ESTIMATED	PROJECTED	
	2012 for FY 2012/2013	2013 for FY 2013/2014	2014 for FY 2014/2015	2015 for FY 2015/2016	2016 for FY 2016/2017	2017 for FY 2017/2018	2018 for FY 2018/2019
Commercial & Industrial	928,809,850	893,516,550	918,429,850	945,036,120	1,003,687,100	1,040,000,000	1,085,000,000
Residential	1,855,175,200	1,982,518,310	2,221,694,700	2,519,615,900	2,717,217,400	2,905,000,000	3,095,000,000
Personal Property	220,345,290	223,698,750	225,066,560	239,836,740	233,885,690	225,000,000	220,000,000
TOTAL SEV	\$3,004,330,340	\$3,099,733,610	\$3,365,191,110	\$3,704,488,760	\$3,954,790,190	\$4,170,000,000	\$4,400,000,000

% Change by Category	ACTUAL				ESTIMATED	PROJECTED	
	2012 for FY 2012/2013	2013 for FY 2013/2014	2014 for FY 2014/2015	2015 for FY 2015/2016	2016 for FY 2016/2017	2017 for FY 2017/2018	2018 for FY 2018/2019
Commercial & Industrial	-9.2%	-3.8%	2.8%	2.9%	6.2%	3.6%	4.3%
Residential	1.9%	6.9%	12.1%	13.4%	7.8%	6.9%	6.5%
Total Real Property	-2.1%	3.3%	9.2%	10.3%	7.4%	6.0%	6.0%
Personal Property	-0.2%	1.5%	0.6%	6.6%	-2.5%	-3.8%	-2.2%
Change from Previous	-1.9%	3.18%	8.56%	10.1%	6.8%	5.4%	5.5%

TAXABLE VALUE

ESTIMATE OF 2016 TV AND TWO YEAR PROJECTION

	ACTUAL				ESTIMATED	PROJECTED	
	2012 for FY 2012/2013	2013 for FY 2013/2014	2014 for FY 2014/2015	2015 for FY 2015/2016	2016 for FY 2016/2017	2017 for FY 2017/2018	2018 for FY 2018/2019
Commercial & Industrial	861,684,810	870,163,350	861,684,810	878,128,690	892,419,950	904,085,000	923,350,000
Residential	1,809,105,200	1,892,836,510	1,984,120,840	2,087,604,500	2,158,499,250	2,238,000,000	2,320,000,000
Personal Property	220,345,290	223,698,750	225,066,560	239,836,740	233,885,690	225,000,000	220,000,000
TOTAL Taxable Value	\$2,891,135,300	\$2,986,698,610	\$3,070,872,210	\$3,205,569,930	\$3,284,804,890	\$3,367,085,000	\$3,463,350,000
Loss Provision for Board of Review, Michigan Tax Tribunal cases, etc.				\$25,000,000	\$10,000,000	\$15,000,000	\$15,000,000
				NET TAX BASE	\$3,274,804,890	\$3,352,085,000	\$3,448,350,000
INFLATION RATE MULT.	2.7%	2.4%	1.6%	1.6%	0.3%	0.3% Est	1.0% Est
	ACTUAL				ESTIMATED	PROJECTED	
	2012 for FY 2012/2013	2013 for FY 2013/2014	2014 for FY 2014/2015	2015 for FY 2015/2016	2016 for FY 2016/2017	2017 for FY 2017/2018	2018 for FY 2018/2019
% Change by Category							
Commercial & Industrial	0.7%	1.0%	-1.0%	1.9%	1.6%	1.3%	2.1%
Residential	1.5%	4.6%	4.8%	5.2%	3.4%	3.7%	3.7%
Total Real Property	1.3%	3.5%	3.0%	4.2%	2.9%	3.0%	3.2%
Personal Property	-1.5%	1.5%	0.6%	6.6%	-2.5%	-3.8%	-2.2%
Change from Previous	1.0%	3.3%	2.82%	4.4%	2.5%	2.5%	2.9%

PERSONAL PROPERTY TAX

- Beginning in 2016, industrial p/p machinery & equipment will begin phase out.
- All acquisitions prior to 2006 and after 2012 m&e will be exempted. This will immediately remove an additional \$10 million TV from the 2016 assessment roll.
- Each year thereafter, the oldest remaining year will be exempted until all industrial machinery & equip. is exempted after 2022.

2016 HEADLEE CALCULATION

2015 TAXABLE VALUE - 2015 LOSSES x 2016 IRM

2016 TAXABLE VALUE - 2016 ADDITIONS

BASED ON CURRENT PROJECTIONS:

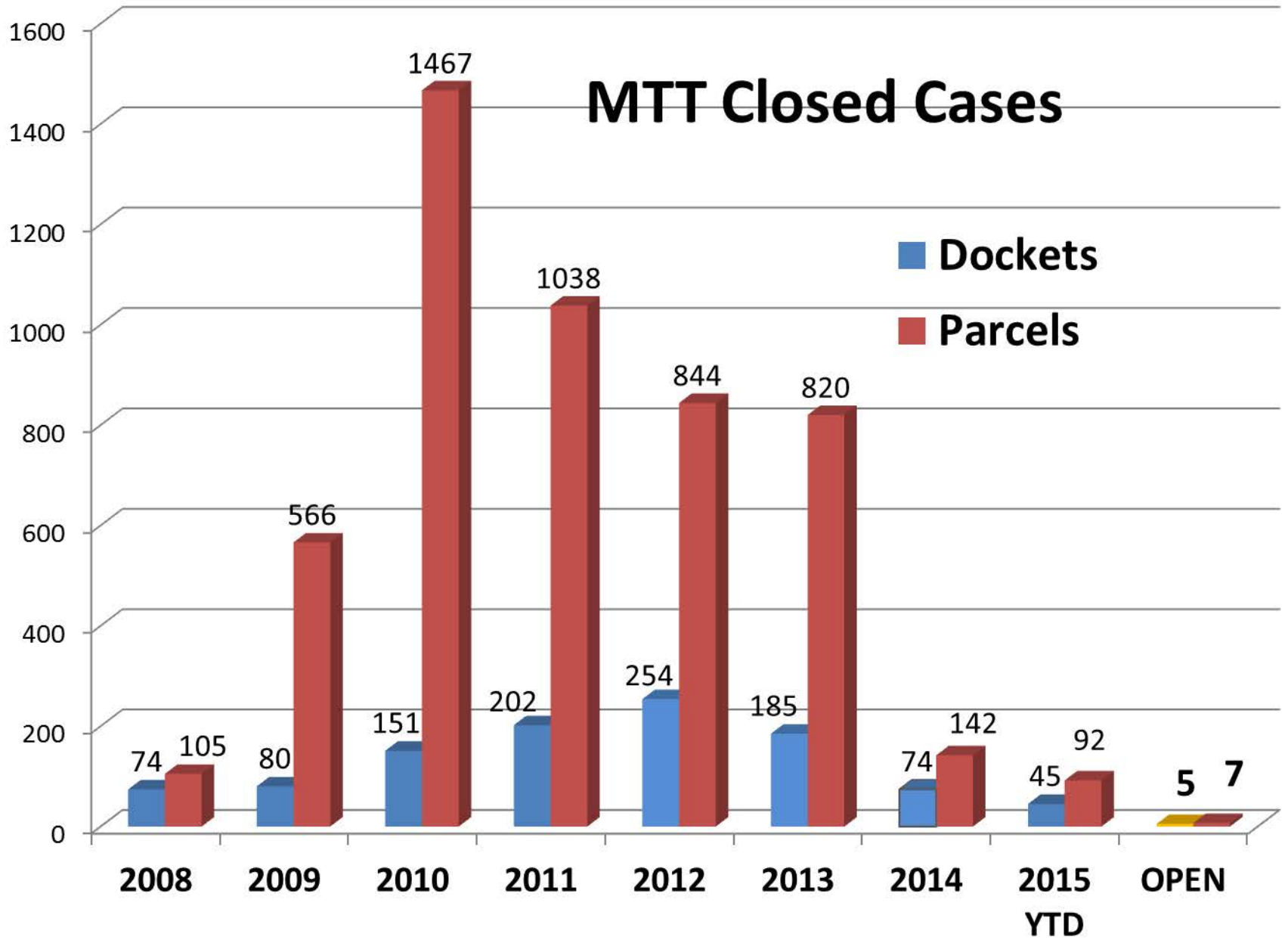
$\$3,205,569,930 - \$33,133,597 \times 1.003$	=	$\$3,181,953,642$
$\$3,284,804,890 - \$102,191,900$	=	$\$3,182,612,990$
= 0.9997		

FOR NUMBERS OF 1.0000 OR HIGHER – NO MILLAGE ROLLBACK

WITHOUT PERSONAL PROPERTY ONLY:

$\$2,965,733,190 - \$1,633,597 \times 1.003$	=	$\$2,964,099,593$
$\$3,050,919,200 - \$59,191,900$	=	$\$2,991,727,300$
= 0.9907		

MTT Closed Cases



MTT Closed Cases

