

2019

CITY of TROY

Assessment Roll

&

Board of Review

Report

City of Troy
Board of Review
ANNUAL REPORT
2019 ASSESSMENT ROLL

2019 Board of Review:

Frank Strahl, Chairman
Howard Adams
James Hatch

Submitted by: Leger A. (Nino) Licari, City Assessor

April 3, 2019

TO: The Honorable Mayor and City Council

FROM: Leger A. (Nino) Licari, City Assessor

RE: 2019 Assessment Roll Report and Board of Review Minutes

It is my pleasure to present to you the 2019 Assessment Roll Report and Board of Review Minutes for the City of Troy. This roll is the product of a full year's effort by the entire Assessing Department staff. Without their able assistance, this roll would surely suffer. I am most appreciative of the efforts they expend every year in the service of the community.

The **2019 Assessment Roll** is summarized as follows:

Total Assessed Value	Total Taxable Value	Residential Taxable Value	Commercial Taxable Value	Industrial Taxable Value	Personal Taxable Value
6,536,364,170	5,096,995,110	3,381,527,050	1,006,147,170	322,138,580	386,182,310

The Assessed Value increase for 2019 is \$389,478,696 or a 6.34% increase from 2018.

This year the **Taxable Value** increased \$222,916,670 or 4.57%.

The following chart represents a **5-year history of Assessed and Taxable Values**:

Year	Assessed Value	Increase (Decrease)	%	Taxable Value	Increase (Decrease)	%
2019	6,536,364,170	389,478,696	6.34	5,096,995,110	222,916,670	4.57
2018	6,146,885,474	252,643,754	4.29	4,873,078,440	193,280,000	4.13
2017	5,894,241,270	267,362,850	4.75	4,679,798,440	139,764,070	3.08
2016	5,626,878,870	313,267,170	5.90	4,540,034,370	35,249,180	0.78
2015	5,313,611,700	486,069,960	10.07	4,504,785,190	133,204,840	3.05

The Consumer Price Index in Michigan for 2019 Taxable Value was set at 2.4%, a multiplier of 1.024 (2.1% for 2018).

The following chart details the **Ratio of Taxable Value to Market Value** (2 times the Assessed Value) with and without Personal Property, since the passage of Proposal "A".

Ratio of Taxable Value to Market Value since 1994					
Year	Assessed Value	Taxable Value	Ratio All	Personal Property	Ratio No Personal
2019	6,536,364,170	5,095,995,110	38.98	386,182,310	38.29
2018	6,146,885,474	4,873,078,440	39.64	382,154,210	38.95
2017	5,894,241,720	4,467,788,440	39.70	384,517,840	38.98
2016	5,626,878,870	4,540,034,370	40.34	381,971,050	39.64
2015	5,313,611,700	4,504,785,190	42.39	437,230,620	41.71
2014	4,827,541,740	4,371,580,350	45.28	425,841,680	44.82
2013	4,491,432,340	4,310,263,448	47.98	414,094,580	47.78
2012	4,410,108,900	4,312,692,050	48.90	395,095,920	48.79
2011	4,540,412,680	4,448,750,160	48.99	384,084,890	48.90
2010	4,958,518,313	4,843,613,012	48.84	407,990,730	48.74
2009	5,838,869,239	5,4569,779,936	46.75	448,100,230	46.48
2008	6,227,094,050	5,562,596,010	44.26	457,552,500	44.24
2007	6,422,659,810	5,550,516,437	43.21	464,213,650	42.68
2006	6,608,804,750	5,435,035,442	41.12	479,874,950	40.42
2005	6,525,074,330	5,264,351,550	40.33	503,497,670	39.53
2004	6,337,222,973	5,094,758,223	40.20	536,093,423	39.34
2003	6,188,084,256	4,978,263,437	40.22	584,236,696	39.21
2002	5,955,697,398	4,861,640,648	40.82	619,964,538	39.75
2001	5,652,563,942	4,686,250,942	41.45	649,562,212	40.34
2000	5,218,597,300	4,373,072,080	41.90	643,070,690	40.76
1999	4,696,926,183	4,183,560,453	44.54	666,496,353	43.63
1998	4,284,960,814	4,005,628,276	46.74	626,129,990	46.18
1997	3,954,663,960	3,775,248,837	47.73	579,417,710	47.34
1996	3,672,996,870	3,573,652,298	48.65	522,531,950	48.42
1995	3,463,173,910	3,425,410,880	49.45	507,025,520	49.36
1994	3,308,095,110	3,308,095,110	50.00	453,375,110	50.00

The **Personal Property Roll** for 2018 is \$ 386,182,310, an increase of \$4,028,100 or 1.05%. This is due to the continued phase in of the exemption of Industrial Personal Property, the normal replacement and depreciation of non-exempt property and new commercial and utility purchases.

The following chart illustrates the **5-year Personal Property Roll** history.

5 Year Personal Property History			
Year	Assessed/Taxable Value	Change	% +,-
2019	386,182,310	4,028,100	1.05
2018	382,154,210	(2,363,630)	(0.06)
2017	384,517,840	2,546,790	0.67
2016	381,971,050	(55,259,570)	(12.64)
2015	437,230,620	11,388,940	2.67

The **Industrial Facilities Tax Roll** has a decrease of \$1,631,960 or 16.60%. This is due to the depreciation of the property.

The chart below reflects a 5 year history of the tax abatement roll.

5 Year Industrial Facilities Tax Abatement History			
Year	Assessed/Taxable Value	Change	% +,-
2019	8,179,430	(1,631,960)	(16.60)
2018	9,811,390	484,020	5.19
2017	9,327,370	(2,420,680)	(20.60)
2016	11,748,050	(7,075,100)	(37.59)
2015	18,823,150	2,892,450	18.15

As you recall, the **Downtown Development Authority (DDA)** was reconfigured, and the debt was refinanced for the 2014 year.

The history of the new DDA is only 6 years at this point.

The following chart details the **history of the DDA**

DDA History and Capture Changes					
Year	TOTAL DDA	Real	Personal	Capture	Capture %+,-
2019	420,883,490	321,085,080	99,798,410	111,691,220	11.16
2018	409,667,440	309,325,190	100,342,250	100,475,170	26.85
2017	388,398,470	287,767,050	100,631,420	79,206,200	6.59
2016	383,504,400	283,344,760	100,159,640	74,312,130	6.18
2015	379,177,070	277,522,820	101,654,250	69,984,800	(2.34)
2014	380,857,480	277,809,450	103,048,030	71,665,210	

The City of Troy now has 6 **Brownfield Redevelopment Authorities (BRA)**, **TCF Bank, MJR, Somerset Shoppes** and **Troy Senior Leasing**. New for 2019 we have **Midtown Apartments** and **Harrison Poolside Troy** apartments.

The **TCF Brownfield** is in its 11th year. The 2019 Taxable Value is 361,070, an increase of \$8,460, or 2.40% from the 2018 value.

TCF BRA History and Capture Changes					
Year	Total BRA	Real	Personal	Capture	Capture %+, -
2019	361,070	361,070	0	163,130	5.47
2018	352,610	352,610	0	154,670	4.92
2017	345,360	345,360	0	147,420	2.13
2016	342,280	342,280	0	144,340	0.30
2015	341,260	341,260	0	143,320	3.89
2014	335,890	335,890	0	137,950	0.73
2013	334,880	334,880	0	136,940	(15.60)
2012	360,210	360,210	0	162,270	(12.08)
2011	382,510	382,510	0	184,570	(22.85)
2010	437,180	437,180	0	239,240	(21.71)
2009	503,530	503,530	0	305,590	(5.66)
2008	521,860	521,860	0	323,920	(4.91)
2007	538,570	538,570	0	340,630	

The **MJR Brownfield** is in its 6th year. The 2019 Taxable Value is \$4,973,040. The Captured Taxable Value is \$3,947,400. The decrease is due to the depreciation of the Personal Property.

MJR BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+, -
2019	4,973,040	4,257,560	715,480	3,947,400	(0.004)
2018	4,989,680	4,157,780	831,900	3,964,040	(1.76)
2017	5,060,360	4,072,270	988,090	4,034,720	(4.53)
2016	5,251,950	4,035,950	1,216,000	4,226,310	(5.96)
2015	5,519,770	4,023,880	1,495,890	4,494,130	
2014	2,175,240	2,175,240	0	1,149,600	

The **Somerset Shoppes BRA** is in its 2nd year. It shows a captured Taxable Value of \$68,100.

Somerset Shoppes BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+, -
2019	1,881,890	1,757,610	109,890	68,100	(15.95)
2018	1,778,870	1,640,330	138,540	81,020	

The **Troy Senior Leasing BRA** has a small captured Taxable Value for 2019.

Troy Senior Leasing (MSC) BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+, -
2019	893,400	893,400	0	13,560	
2018					

The **Midtown Apartments BRA** has a small captured Taxable Value for 2019.

Midtown Apartments (MTA) BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+, -
2019	2,135,070	1,972,880	162,190	116,130	
2018					

The **Harrison Poolside Troy (HPT) BRA** has a small captured Taxable Value for 2019.

Midtown Apartments (MTA) BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+, -
2019	377,460	377,460	0	8,840	
2018					

This is the 16th year for the **Smart Zone (SZ), or LDFA** in Troy near the southwest corner of E. Big Beaver and John R. It shows an increase in Captured Taxable Value. This is due to some new construction, offset by the ongoing exemption of Industrial Personal Property adopted by the State starting in 2013.

The chart on the following page details the **History of the SmartZone**.

SmartZone Totals					
Year	TOTAL SZ	Real	Personal	Capture	Capture %+,-
2019	20,242,700	16,226,360	4,016,340	5,795,320	27.60
2018	18,989,235	14,277,910	4,711,325	4,541,855	(44.50)
2017	22,626,490	14,767,100	7,859,390	8,179,110	13.30
2016	21,666,445	13,301,350	8,365,095	7,219,065	(14.09)
2015	22,850,510	13,261,600	9,588,910	8,403,130	29.75
2014	20,923,395	13,052,800	7,870,595	6,476,015	6.10
2013	20,546,380	13,126,260	7,420,120	6,099,000	(6.80)
2012	20,096,250	12,118,900	7,977,350	6,546,350	14.27
2011	20,097,510	13,907,950	6,189,560	5,650,130	(46.09)
2010	24,927,370	17,102,270	7,825,100	10,479,990	(10.99)
2009	26,221,980	19,630,100	6,591,880	11,774,600	12.14
2008	24,947,540	18,428,290	6,519,250	10,500,160	(0.69)
2007	25,725,320	18,164,810	7,560,510	11,277,940	25.89
2006	23,405,930	16,888,080	6,517,850	8,958,550	11.50
2005	22,482,220	16,372,300	6,109,920	8,034,840	48.22
2004	19,867,910	15,089,770	4,778,140	5,420,530	

The State of Michigan introduced **2 New Tax Exemptions** of property starting with the 2014 year.

The first of these was an expansion of the **Veterans Exemption**. The new legislation allows any veteran who is declared 100% disabled, or 100% unemployable to be exempt from local property taxes. This benefit continues for the un-remarried surviving spouse.

The second exemption is the beginning of the proposed **phase out of Personal Property** statewide. This started with the **Small Parcel Exemption**. The Small Parcel Exemption is for Personal Property accounts that have a Market Value of \$80,000 or less, or, \$40,000 or less of Assessed Value.

There were over 2,000 of these parcels on the Personal Property Roll that will no longer have to pay Personal Property taxes starting with the 2014 year.

As you have previously seen, the phase in of the exemption of Industrial Personal Property has reduced that roll by over \$55,000,000.

For the 2019 Assessment Year there are 27,182 residential parcels in the City of Troy. They have an average Assessed Value (A/V) of \$159,990, and an average Market Value of \$319,979. The average Taxable Value (T/V) for these parcels is \$124,400.

There were 1,010 valid residential sales in the 2018 calendar year. The total sale price was \$361,466,651, with an average sale price of \$357,888. The lowest recorded residential sale was \$90,000 and the highest recorded residential sale was \$1,425,000.

There were also 189 sales of condominiums in 2018. They totaled \$47,233,564, with an average sale price of \$249,913. The lowest recorded condominium sale was \$92,180 and the highest recorded condominium sale was \$538,000.

There were 2,548 deeds processed by the Office Assistant staff in the Assessing Department in 2018. The vast majority of these lead to the filing of a Property Transfer Affidavit that is processed by this department. In addition, we handle approximately the same amount of Principal Residence Exemption Affidavits annually.

There are currently 1,933 Commercial or Industrial zoned parcels in the City of Troy. These parcels encompass 7,048 businesses that file Personal Property returns in the City. The filing deadline is February 20th, of any given year. All of these returns are processed before the last scheduled session of the Board of Review.

Following this report is a variety of information that is useful throughout the year. It includes:

Assessment Roll Summary or Quick Stats. This summarizes all of the information in the report, in an easy to use format

Commercial/Industrial Roll by Use. Here you can find the total square footage of any use in the City, along with its acreage and average Market Value.

Local Millage Comparison. Which compares any local unit's millage rate in Oakland, Macomb or Wayne County to Troy's millage rate.

Top Twenty Taxpayers. A Listing of the Top Twenty Taxpayers in the entire City. Also, separate listings of the Top Twenty Taxpayers in each of the 7 school districts in Troy, along with the Top Twenty Taxpayers in the DDA.

I must also compliment the staff of the Assessing Department for the valuable work they do on behalf of the citizens of the City of Troy. The telephone volume is staggering. Staff personally review and change dozens of Assessments, on top of the many that they each reviewed and were unable to change. Counter traffic is extreme. In spite of the multitude of citizens we spoke with by telephone, or dealt with in person, I received not a single complaint. Staff's work this year was again, outstanding.

This year, all of this work was accomplished accurately and on time, while we were short one Appraiser in our office.

I should also mention the extraordinary work performed by the citizen volunteers who served on the 2019 Board of Review. Their work is difficult and stressful. This was another great job in a high stress environment.

The Minutes of the Board of Review close this report. I am available to answer any questions you may have.

Respectfully submitted by,

Leger A. (Nino) Licari
City Assessor

2019 March Board of Review
2019 Assessment Roll Summary

Type	Count	Assessed Value	Taxable Value
Agricultural Real	0	0	0
Commercial Real	1,003	1,351,594,600	1,006,147,170
Industrial Real	930	449,748,600	322,138,580
Residential Real	27,182	4,348,838,660	3,381,527,050
Total Real	29,115	6,150,181,860	4,709,812,800
Commercial Personal	6,637	268,085,830	268,085,830
Industrial Personal	392	51,026,240	51,026,240
Utility Personal	19	67,070,240	67,070,240
Deletes	0		
Total Personal	7,048	386,182,310	386,182,310
Total of Roll	36,163	6,536,364,170	5,095,995,110

Percent Changes by Class

Assessed Value Percent Change		Taxable Value Percent Change	
	%		%
Residential	5.00	Residential	4.80
Commercial	10.51	Commercial	5.24
Industrial	12.23	Industrial	4.48
Personal	1.05	Personal	1.05
Overall A/V	6.34	Overall T/V	4.57

Percent of Total Roll (A/V = Assessed Value, T/V = Taxable Value)

	A/V %	T/V %		A/V %	T/V %
Residential	66.53	66.36	Real	94.09	92.42
Commercial	20.68	19.74	Personal	5.91	7.58
Industrial	6.88	6.32			
Personal	5.91	7.58			
Total	100.00	100.00	Total	100.00	100.00

Averages

	Sale Price	Market Value	Assessed Value	Taxable Value
Residential	357,888			
1,010 Sales @ \$361,466,651	High Sale	1,425,000	Low Sale	90,000
	Price	M/V	A/V	T/V
Condo	249,913			
189 Sales @ \$47,233,564	High Sale	538,000	Low Sale	92,180
	Price	M/V	A/V	T/V
Combined Residential & Condo	340,868	319,979	159,990	124,403
1,199 Sales @ \$408,700,215	High Sale	1,450,000	Low Sale	90,000

2019 March Board of Review
2019 Assessment Roll Summary

Ratio of Taxable Value to Market Value				
Total Market Value (including Personal Property)				13,072,728,340
Total Taxable Value (including Personal Property)				10,191,990,220
Ratio of T/V to M/V (including Personal Property) %				38.98
Total Market Value (No Personal Property)				12,300,363,720
Total Taxable Value (No Personal Property)				9,419,625,600
Ratio of T/V to M/V (No Personal Property) %				38.29
By Type (No Personal Property)				
	Assessed Value	Market Value	Taxable Value	Ratio
Commercial	1,619,680,430	3,239,360,860	1,274,233,000	39.34
Industrial	567,845,080	1,135,690,160	440,235,060	38.76
Residential	4,348,838,660	8,697,677,320	3,381,527,050	38.88
DDA Statistics				
	Base	2019 T/V	2019 Capture	
Total	309,192,270	420,883,490	111,691,220	
Troy Brownfield #2 - TCF Bank Statistics				
	Base	2019 T/V	2019 Capture	
Total	197,940	361,070	163,130	
Troy Brownfield #4 - MJR Theater Statistics				
	Base	2019 T/V	2019 Capture	
Total	1,025,640	4,973,040	3,947,400	
Troy Brownfield #7 - Troy Senior Leasing Statistics				
	Base	2019 T/V	2019 Capture	
Total	879,840	893,400	13,560	
Troy Brownfield #6 - Somerset Shoppes Statistics				
	Base	2019 T/V	2019 Capture	
Total	1,843,250	1,881,890	68,100	
Troy Brownfield #9 - Mid Town Apartments Statistics				
	Base	2019 T/V	2019 Capture	
Total	2,032,700	2,135,070	116,130	
Troy Brownfield #10 - Harrison Poolside Troy Apartments Statistics				
	Base	2019 T/V	2019 Capture	
Total	368,620	377,460	8,840	
Troy Smart Zone (SZ) Statistics				
	Base	2019 T/V	2019 Capture	
Total	14,447,380	20,234,580	5,787,200	

2019 March Board of Review
2019 Assessment Roll Summary

2018 Millage Rates (2019 rates are not Certified until late Fall)

School Code	School	P.R.E July	P.R.E Dec	Total P.R.E	Non-H July	Non-H Dec	Total Non-H
260	TROY	30.5231	6.9716	37.4947	36.8114	13.5790	50.3904
010	Avondale	29.3999	5.8484	35.2483	38.4899	14.9384	53.4283
030	Birmingham	32.8824	5.7422	38.6246	38.1635	10.7738	48.9373
040	Bloomfield	29.8813	6.3330	36.2143	35.2158	11.6641	46.8799
160	Lamphere	34.1469	10.5954	44.7423	35.9144	12.3629	48.2773
230	Royal Oak	31.8991	1.7579	33.6570	47.7476	1.7579	49.5055
750	Warren	35.9760	1.7579	37.7339	47.9265	1.7579	49.6844

P.R.E. = Principal Residence Exemption (Homestead), Non-H = Non-Homestead

Top Twenty Taxpayers - 2018

Rank	Name	2018 A/V	2018 T/V	Parcels	Activity	% of Total T/V
1	Somerset Collection Ltd PTM	92,707,040	56,656,730	5	Somerset Mall	1.11
2	DTE	45,132,560	44,744,250	17	Utility	0.88
3	Troy Apts I-IV	71,180,620	30,222,270	24	Apartment Leasing	0.59
4	Troy Office Center Owner Lk	31,847,040	28,899,610	7	Office Leasing	0.57
5	Bostick	30,983,860	27,183,590	50	Various Leasing	0.53
6	Urbanca Oakland	34,688,530	24,192,760	5	Oakland Mall	0.47
7	Columbia Center Troy Assoc	29,014,770	21,791,170	3	Office Leasing	0.43
8	Kelly Props	26,124,020	19,960,800	8	Corporate HQ	0.39
9	Consumers	18,416,110	18,299,180	12	Utility	0.36
10	Wilshire Plaza	18,621,870	17,149,890	3	Office Leasing	0.34
11	Macy's	19,659,180	16,824,510	4	Retail	0.33
12	755 Tower Assoc	20,441,600	15,099,850	2	Office Leasing	0.30
13	Troy Beaver Realty	14,851,800	13,970,750	2	Office Leasing	0.27
14	Delphi	21,987,580	13,653,040	4	Corporate HQ	0.27
15	Regents Park	15,843,490	13,633,820	3	Apartment Leasing	0.27
16	SCA-100 LLC	13,977,070	12,843,400	1	Office Leasing	0.25
17	Oakland Plaza	13,961,960	12,494,930	6	Retail	0.25
18	VHS Children's Hospital	13,009,870	12,533,490	2	Hospital	0.25
19	Nemer Troy Place	11,397,390	10,554,760	5	Office Leasing	0.21
20	Somerset Place	15,665,360	10,524,080	1	Office Leasing	0.21
		559,511,720	421,232,880	164		8.27

**City of Troy - Assessing Department
2019 Commercial/Industrial Roll Summary by Use**

Count	Use	Acres	Sq Ft/Units	2019 A/V	2019 T/V	\$/Sq Ft or Unit
18	Auto Dealer	95.231	742,463	26,832,840	21,470,040	72.28
33	Bank	40.468	134,796	12,692,890	10,240,470	188.33
5	Barber/Beauty	1.339	6,740	421,370	374,920	125.04
2	Bowling	11.217	69	668,470	668,470	19,375.94
7	Car Wash	4.411	32,561	1,203,350	1,024,200	73.91
4	Clubhouse	21.832	100,268	4,447,340	4,232,850	88.71
14	Day Care	19.969	117,672	4,937,890	4,421,720	83.93
67	Engineering	234.904	2,839,187	84,635,760	61,087,590	59.62
50	Garages, Serv, Conv	38.450	249,100	12,023,550	9,860,920	96.54
2	Hangar Storage	0.000	24,928	300,240	265,290	24.09
3	Health Clubs	16.292	161,623	4,758,840	4,317,170	58.89
1	Hospital	4.070	61,522	9,641,700	9,165,320	313.44
15	Hotel/Motel	88.551	2,755	59,045,450	49,580,000	42,864.21
637	Industrial ILM	873.244	12,047,582	276,806,630	193,199,380	45.95
40	Industrial Loft	111.221	1,771,500	31,057,360	22,107,380	35.06
1	Kennel	2.046	9,199	828,540	735,510	180.14
22	Market	42.665	303,685	12,031,050	10,231,790	79.23
85	Medical	66.459	712,667	35,603,600	29,188,170	99.92
5	Mini Lube	2.181	10,081	649,350	548,520	128.83
2	Mortuary	3.679	30,404	1,188,880	1,067,980	78.21
63	Multiple	472.062	5,894	185,159,410	110,085,610	62,829.80
7	Multiple Senior	29.969	531	18,052,520	15,227,190	67,994.43
260	Office	1,016.277	17,143,078	591,390,670	439,785,670	68.99
47	Restaurant	44.762	278,541	24,129,650	19,952,240	173.26
27	Restaurant FF	22.056	87,075	7,584,350	6,631,410	174.20
44	Retail	54.369	488,391	20,660,750	17,919,490	84.61
8	Retail Department	94.405	1,721,299	44,632,490	35,619,700	51.86
13	Retail Discount	73.794	750,198	22,265,080	20,647,140	59.36
2	Retail Whse	38.170	370,213	10,185,470	8,392,150	55.02
1	Rooming Houses	0.050	34	51,720	51,720	3,085.92
3	Sheds Equip Strge	1.732	18,180	153,810	153,810	16.92
4	Shop'g Cntr, Cmm'ty	38.311	420,462	9,712,930	7,808,810	46.20
60	Shop'g Cntr, Nghbd	111.844	1,059,640	50,950,010	39,917,680	96.16
3	Shop'g Cntr, Regional	61.386	1,584,986	126,379,110	79,865,260	159.47
2	Skating Rink	38.038	278,254	10,110,400	8,979,160	72.67
1	Theaters - Cinema	12.484	76,067	5,481,820	4,257,560	144.13
4	Veterinary	1.836	13,345	775,530	689,620	116.23
12	Whse Dist	58.563	667,328	12,379,860	10,129,890	37.10
8	Whse Mini	30.186	510,938	6,484,350	5,668,930	25.38
3	Whse Multi Fl	12.182	434,466	9,095,550	7,499,230	41.87
41	Whse Strge	106.354	1,276,380	27,768,280	20,435,400	43.51
2	Whse Transit	19.960	68,295	4,556,340	2,920,710	133.43
1,628	Totals	4,017.019	46,612,397	1,767,735,200	1,296,426,070	

City of Troy - Assessing Department
Comparison of County Certified Local Millage Rates - Oakland County

2018 Oakland County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2018 Oakland County Certified Millage Rates for Cities, Villages, & Townships (by Millage Rate)	
City Village or Township	Total Millage	City Village or Township	Total Millage
Addison Twp	8.4054	Southfield Twp	0.6000
Auburn Hills	11.2998	Holly Twp	2.4549
Berkley	14.9025	Rose Twp	3.0563
Beverly Hills Village	12.5054	Commerce Twp	3.0711
Bingham Farms Village	9.0000	Novi Twp	3.1335
Birmingham	14.5142	Groveland Twp	4.9400
Bloomfield Hills	10.9785	Oakland Twp	5.6396
Bloomfield Twp	12.6190	Brandon Twp	6.7142
Brandon Twp	6.7142	Lyon Twp	7.0979
Clarkston Village	18.6566	Highland Twp	7.9797
Clawson	25.2403	Springfield Twp	8.0064
Commerce Twp	3.0711	Orchard Lake Village (City)	8.3229
Farmington	17.0401	Milford Twp	8.3479
Farmington Hills	13.1311	Addison Twp	8.4054
Fenton	10.3012	Independence Twp	8.9406
Ferndale	26.5756	Bingham Farms Village	9.0000
Franklin Village	9.2000	Orion Twp	9.1777
Groveland Twp	4.9400	Franklin Village	9.2000
Hazel Park	38.0343	White Lake Twp	10.1043
Highland Twp	7.9797	** Troy **	10.2964
Holly Twp	2.4549	Fenton	10.3012
Holly Village (Ind Twp)	15.1381	Lake Angelus	10.4500
Holly Village (RH)	15.7395	Rochester Hills	10.4605
Huntington Woods	23.1918	Novi	10.5376
Independence Twp	8.9406	Waterford Twp	10.6291
Keego Harbor	16.4555	Oxford Twp	10.7521
Lake Angelus	10.4500	Bloomfield Hills	10.9785
Lake Orion Village	19.3535	Auburn Hills	11.2998
Lathrup Village (City)	21.8006	West Bloomfield Twp	11.9618
Leonard Village	15.4054	Beverly Hills Village	12.5054
Lyon Twp	7.0979	Bloomfield Twp	12.6190
Madison Heights	25.7213	Wolverine Lake Village	12.6441
Milford Twp	8.3479	Rochester	12.7701
Milford Village	16.7453	Farmington Hills	13.1311
Northville	16.3253	Royal Oak Twp	13.6784
Novi	10.5376	Birmingham	14.5142
Novi Twp	3.1335	Ortonville Village	14.7142
Oak Park	34.3847	Berkley	14.9025
Oakland Twp	5.6396	Wixom	15.1029

City of Troy - Assessing Department
 Comparison of County Certified Local Millage Rates - Oakland County

2018 Oakland County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2018 Oakland County Certified Millage Rates for Cities, Villages, & Townships (by Millage Rate)	
City Village or Township	Total Millage	City Village or Township	Total Millage
Orchard Lake Village (City)	8.3229	Holly Village (Ind Twp)	15.1381
Orion Twp	9.1777	Leonard Village	15.4054
Ortonville Village	14.7142	Holly Village (RH)	15.7395
Oxford Twp	10.7521	Northville	16.3253
Oxford Village	17.5782	Keego Harbor	16.4555
Pleasant Ridge	21.4388	Milford Village	16.7453
Pontiac	18.4935	South Lyon	16.8014
Rochester	12.7701	Farmington	17.0401
Rochester Hills	10.4605	Oxford Village	17.5782
Rose Twp	3.0563	Pontiac	18.4935
Royal Oak	18.6234	Royal Oak	18.6234
Royal Oak Twp	13.6784	Clarkston Village	18.6566
South Lyon	16.8014	Lake Orion Village	19.3535
Southfield	27.0727	Sylvan Lake	20.4011
Southfield Twp	0.6000	Walled Lake	20.5152
Springfield Twp	8.0064	Pleasant Ridge	21.4388
Sylvan Lake	20.4011	Lathrup Village (City)	21.8006
** Troy **	10.2964	Huntington Woods	23.1918
Walled Lake	20.5152	Clawson	25.2403
Waterford Twp	10.6291	Madison Heights	25.7213
West Bloomfield Twp	11.9618	Ferndale	26.5756
White Lake Twp	10.1043	Southfield	27.0727
Wixom	15.1029	Oak Park	34.3847
Wolverine Lake Village	12.6441	Hazel Park	38.0343

City of Troy - Assessing Department
Comparison of County Certified Local Millage Rates - Macomb County

2018 Macomb County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2018 Macomb County Certified Millage Rates for Cities, Villages, & Townships (by Millage Rate)	
City Village or Township	Total Millage	City Village or Township	Total Millage
Armada Twp	6.5312	Ray Twp	3.4905
Armada Village	22.5077	Richmond Twp	3.9208
Bruce Twp	8.3829	Lenox Twp	6.2164
Center Line	38.5829	Macomb Twp	6.3243
Chestefield Twp	9.4011	Armada Twp	6.5312
Clinton Twp	17.1375	Washington Twp	8.3726
Eastpointe	44.0857	Bruce Twp	8.3829
Fraser	33.3798	Harrison Twp	9.1858
Grosse Pointe Shores	17.7031	Shelby Twp	9.2999
Harrison Twp	9.1858	Chestefield Twp	9.4011
Lenox Twp	6.2164	** Troy **	10.2964
Macomb Twp	6.3243	New Baltimore	14.1854
Memphis	16.0807	Memphis	16.0807
Mount Clemens	24.6880	Richmond	16.3117
New Baltimore	14.1854	Clinton Twp	17.1375
New Haven Village	17.8214	Sterling Heights	17.1804
Ray Twp	3.4905	Romeo Village (Bruce)	17.3529
Richmond	16.3117	Grosse Pointe Shores	17.7031
Richmond Twp	3.9208	New Haven Village	17.8214
Romeo Village (Bruce)	17.3529	Romeo Village (Washington)	18.8241
Romeo Village (Washington)	18.8241	Utica	21.2867
Roseville	25.0920	Armada Village	22.5077
Shelby Twp	9.2999	Mount Clemens	24.6880
St Clair Shores	25.2168	Roseville	25.0920
Sterling Heights	17.1804	St Clair Shores	25.2168
** Troy **	10.2964	Warren	27.7556
Utica	21.2867	Fraser	33.3798
Warren	27.7556	Center Line	38.5829
Washington Twp	8.3726	Eastpointe	44.0857

City of Troy - Assessing Department
Comparison of County Certified Local Millage Rates - Wayne County

2018 Wayne County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2018 Wayne County Certified Millage Rates for Cities, Villages, & Townships (by Millage Rate, without Transportation mills)	
City Village or Township	Millage Rate	City Village or Township	Millage Rate
Allen Park	24.9776	Plymouth Twp	4.0011
Belleville	18.8660	Sumpter Twp	4.7487
Brownstown Twp	13.1276	Van Buren Twp	7.3364
Canton Twp	14.2506	Huron Twp	7.7379
Dearborn	26.5700	Northville Twp	8.6564
Dearborn Heights	23.5673	** Troy **	10.2964
Detroit	31.5827	Romulus	12.9327
Ecorse	72.4775	Brownstown Twp	13.1276
Flat Rock	20.4974	Livonia	13.8927
Garden City	22.0121	Canton Twp	14.2506
Gibraltar	19.2760	Grosse Pointe Farms	14.9500
Grosse Isle Twp	15.4137	Grosse Isle Twp	15.4137
Grosse Pointe	18.8202	Northville	16.3253
Grosse Pointe Farms	14.9500	Plymouth	16.9605
Grosse Pointe Park	18.4268	Grosse Pointe Shores	17.7031
Grosse Pointe Shores	17.7031	Grosse Pointe Woods	17.7866
Grosse Pointe Woods	17.7866	Grosse Pointe Park	18.4268
Hamtramck	24.8564	Grosse Pointe	18.8202
Harper Woods	46.0653	Belleville	18.8660
Highland Park	58.6900	Westland	18.8798
Huron Twp	7.7379	Gibraltar	19.2760
Inkster	37.4014	Lincoln Park	20.1476
Lincoln Park	20.1476	Flat Rock	20.4974
Livonia	13.8927	Garden City	22.0121
Melvindale	43.9929	Riverview	22.1300
Northville	16.3253	Woodhaven	22.3544
Northville Twp	8.6564	Dearborn Heights	23.5673
Plymouth	16.9605	Wyandotte	24.2862
Plymouth Twp	4.0011	Rockwood	24.5166
Redford Twp	29.7991	Trenton	24.7506
River Rouge	43.5758	Hamtramck	24.8564
Riverview	22.1300	Allen Park	24.9776
Rockwood	24.5166	Wayne	25.0183
Romulus	12.9327	Dearborn	26.5700
Southgate	26.9456	Southgate	26.9456
Sumpter Twp	4.7487	Taylor	28.5409
Taylor	28.5409	Redford Twp	29.7991
Trenton	24.7506	Detroit	31.5827
** Troy **	10.2964	Inkster	37.4014
Van Buren Twp	7.3364	River Rouge	43.5758
Wayne	25.0183	Melvindale	43.9929
Westland	18.8798	Harper Woods	46.0653
Woodhaven	22.3544	Highland Park	58.6900
Wyandotte	24.2862	Ecorse	72.4775

2019
City of Troy - Assessing Department
Top Twenty Taxpayers
Troy City (All - 632230)

Rank	Name	2019 A/V	2019 T/V	Parcels	Activity	% of Total
1	Somerset Collection LtD PTN	92,707,040	56,656,730	5	Somerset Mall	1.11
2	DTE	45,132,560	44,744,250	17	Utility	0.88
3	Troy Apts I-IV	71,180,620	30,222,270	24	Apartment Leasing	0.59
4	Troy Office Center Owner Llc	31,847,040	28,899,610	7	Office Leasing	0.57
5	Bostick	30,983,860	27,183,590	50	Various Leasing	0.53
6	Urbancaal Oakland	34,688,530	24,192,760	5	Oakland Mall	0.47
7	Columbia Center Troy Assoc	29,014,770	21,791,170	3	Office Leasing	0.43
8	Kelly Props	26,124,020	19,960,800	8	Corporate HQ	0.39
9	Consumers	18,416,110	18,299,180	12	Utility	0.36
10	Wilshire Plaza	18,621,870	17,149,890	3	Office Leasing	0.34
11	Macy's	19,659,180	16,824,510	4	Retail	0.33
12	755 Tower Assoc	20,441,600	15,099,850	2	Office Leasing	0.30
13	Troy Beaver Realty	14,851,800	13,970,750	2	Office Leasing	0.27
14	Delphi	21,987,580	13,653,040	4	Corporate HQ	0.27
15	Regents Park	15,843,490	13,633,820	3	Apartment Leasing	0.27
16	SCA-100 LLC	13,977,070	12,843,400	1	Office Leasing	0.25
17	Oakland Plaza	13,961,960	12,494,930	6	Retail	0.25
18	VHS Children's Hospital	13,009,870	12,533,490	2	Hospital	0.25
19	Nemer Troy Place	11,397,390	10,554,760	5	Office Leasing	0.21
20	Somerset Place	15,665,360	10,524,080	1	Office Leasing	0.21
Totals		559,511,720	421,232,880			8.27

Total A/V **Total T/V**
6,536,364,170 5,095,995,110

%% Total A/V **% Total T/V**
8.56 8.27

2019
City of Troy - Assessing Department
Top Twenty Taxpayers
Troy City -Avondale Schools (010 - 63070)

Rank	Name	2019 A/V	2019 T/V	Parcels	Activity	% of Total
1	Northfield Commons Llc	3,694,250	3,226,690	1	Retail	0.06
2	Caswell Props	3,669,800	3,138,610	5	Retail & Apartment	0.06
3	HCR Manorcare	3,447,390	3,093,730	1	Rehabilitation	0.06
4	Nino Salvaggio Inv	3,495,100	2,990,230	2	Retail	0.06
5	Sunrise Troy Assisted	2,212,230	1,801,100	1	Assisted Living	0.04
6	DTE	1,627,880	1,627,880	1	Utility	0.03
7	Consumers	907,500	907,500	1	Utility	0.02
8	Bostick Trust	1,032,770	778,130	7	Residential Rental	0.02
9	Petruzzello Trust	770,520	764,470	1	Catering	0.02
10	Troy Professional	891,540	719,760	2	Office Leasing	0.01
11	Kroger	682,400	682,400	1	Retail	0.01
12	Manor Care Inc	539,340	539,340	1	Assisted Living	0.01
13	Amberwood Townhomes	687,830	486,010	1	Apartment Leasing	0.01
14	Comcast	431,930	431,930	1	Cable/Internet	0.01
15	Rest Ret/ Off LLC	1,196,500	420,150	1	Office Leasing	0.01
16	Giri	398,510	398,510	1	Residence	0.01
17	Nikolla	415,190	391,650	1	Residence	0.01
18	Yambura	391,620	391,620	1	Residence	0.01
19	Murad	384,600	366,560	1	Residence	0.01
20	Jarbou	356,240	356,240	1	Residence	0.01
Totals		27,233,140	23,512,510			0.46

Total A/V **Total T/V**
6,536,364,170 5,095,995,110

% Total A/V **% Total T/V**
0.42 0.46

2019
City of Troy - Assessing Department
Top Twenty Taxpayers
Troy City -Birmingham Schools (030 - 63010)

Rank	Name	2019 A/V	2019 T/V	Parcels	Activity	% of Total
1	DTE	6,420,970	6,420,970	2	Utility	0.13
2	Grand Sakwa	6,185,580	5,431,310	3	Retail	0.11
3	Target	4,675,450	4,393,250	2	Retail	0.09
4	Home Depot	4,573,890	3,476,450	2	Retail	0.07
5	International Transmission Co	3,113,640	3,113,640	1	Utility	0.06
6	Kohls	2,689,050	2,530,380	2	Retail	0.05
7	Kroger	2,346,800	2,238,080	2	Retail	0.04
8	LA Fitness	1,646,290	1,355,660	2	Fitness Center	0.03
9	BB Investments LLC	1,160,300	1,160,300	6	New Subdivision	0.02
10	Consumers	769,580	769,580	1	Utility	0.02
11	Prater	715,210	715,210	1	Residence	0.01
12	Fishman	703,340	703,340	1	Residence	0.01
13	Secured Storage Acquisitions	857,660	702,840	2	Storage Leasing	0.01
14	SP Industrial Properties	861,040	675,440	2	Industrial	0.01
15	Wolverine Carbide Die	987,550	667,880	1	Industrial	0.01
16	Ess Prisa LLC	708,820	662,080	1	Storage Leasing	0.01
17	Bazo	748,510	659,470	6	Residence	0.01
18	3808 Poppleton Court Trust	574,770	574,770	1	Residence	0.01
19	Simas	566,510	566,510	1	Residence	0.01
20	Baran	516,270	479,330	1	Residence	0.01
Totals		40,821,230	37,296,490			0.73

Total A/V **Total T/V**
6,536,364,170 5,095,995,110

% Total A/V **% Total T/V**
0.62 0.73

2019
City of Troy - Assessing Department
Top Twenty Taxpayers
Troy City -Bloomfield Schools (040 - 63080)

Rank	Name	2019 A/V	2019 T/V	Parcels	Activity	% of Total
1	Windemere Park Of Troy	2,880,430	2,657,950	1	Assisted Living	0.05
2	Reid	1,069,380	1,069,380	1	Residence	0.02
3	DTE	940,480	940,480	2	Utility	0.02
4	LSTC California LLC	1,343,730	921,460	2	Office Leasing	0.02
5	Mac Neil	793,500	793,500	1	Residence	0.02
6	Dedvukaj	765,920	765,920	1	Residence	0.02
7	Malik	810,130	708,890	1	Residence	0.01
8	Camaj	696,040	696,040	1	Residence	0.01
9	Kissoondia	649,830	649,830	1	Residence	0.01
10	Lee	634,320	634,320	1	Residence	0.01
11	Jain	632,950	632,950	1	Residence	0.01
12	Khan	659,900	618,450	1	Residence	0.01
13	Choudhary	626,150	596,660	1	Residence	0.01
14	Durgham	596,180	596,180	1	Residence	0.01
15	Rao	589,000	589,000	1	Residence	0.01
16	Hajjar	772,250	568,340	1	Residence	0.01
17	Shah	694,080	546,060	1	Residence	0.01
18	Laurencelle	535,870	535,870	1	Residence	0.01
19	Puli	520,030	520,030	1	Residence	0.01
20	Rockoff	518,400	518,400	1	Residence	0.01
Totals		16,728,570	15,559,710			0.31

Total A/V **Total T/V**
6,536,364,170 5,095,995,110

% Total A/V **% Total T/V**
0.26 0.31

2019
City of Troy - Assessing Department
Top Twenty Taxpayers
Troy City -Lamphere Schools (160 - 63280)

Rank	Name	2019 A/V	2019 T/V	Parcels	Activity	% of Total
1	Urbancal	39,107,880	28,295,770	10	Oakland Mall	0.56
2	MGA Research	9,845,330	9,845,330	1	Engineering	0.19
3	Macys	8,477,570	7,800,590	2	Retail	0.15
4	Oakland Plaza Tower LLC	7,360,910	6,293,240	3	Retail	0.12
5	Oakland Square Owner LLC	6,601,050	6,201,690	3	Retail	0.12
6	JC Penney	4,360,210	3,867,410	2	Retail	0.08
7	Sears	3,852,090	3,852,090	1	Retail	0.08
8	Wolverine Carbide & Tool	2,471,360	2,205,960	2	Industrial	0.04
9	400 John R Road LLC	2,279,280	2,130,120	1	Retail	0.04
10	Hansons Properties LLC	3,135,560	2,032,780	1	Industrial Leasing	0.04
11	Bostick West	1,923,640	1,732,730	4	Industrial Leasing	0.03
12	600 Data Center	1,232,030	1,063,660	1	Industrial Leasing	0.02
13	Managed Way Co	1,000,000	1,000,000	1	Equipment Leasing	0.02
14	Executive Real Estate Inv	1,014,290	712,510	1	Office Leasing	0.01
15	Oakland Commerce Assoc	913,830	658,170	1	Office Leasing	0.01
16	Field & Stream	623,950	623,950	1	Retail	0.01
17	La Force Inc	899,930	605,600	1	Industrial Leasing	0.01
18	570 Executive	751,180	514,590	1	Office Leasing	0.01
19	Elmnm LLC	737,170	505,430	1	Industrial Leasing	0.01
20	Bernot Properties LLC	697,510	499,530	2	Industrial Leasing	0.01
Totals		97,284,770	80,441,150			1.58

Total A/V **Total T/V**
6,536,364,170 5,095,995,110

% Total A/V **% Total T/V**
1.49 1.58

2019
City of Troy - Assessing Department
Top Twenty Taxpayers
Troy City -Royal Oak Schools (230 - 63040)

Rank	Name	2019 A/V	2019 T/V	Parcels	Activity	% of Total
1	Cole Office	3,477,460	3,477,460	1	Office Leasing	0.07
2	Troy Hotels Inc	4,111,130	3,343,730	1	Hotel	0.07
3	250 Stephenson Assoc Inc	3,643,080	2,688,990	1	Office Leasing	0.05
4	Holiday Inn Express	2,737,960	2,545,240	2	Hotel	0.05
5	Troy 750 Stephenson Inv	4,613,680	2,530,830	1	Office Leasing	0.05
6	Sourcehov LLC	2,947,960	2,259,640	1	Office Leasing	0.04
7	Kostal Of America Inc	3,162,920	2,073,620	2	Corporate HQ	0.04
8	Hov Services Inc	1,789,910	1,789,910	1	Office Leasing	0.04
9	Site One Landscape	1,584,570	1,453,950	2	Industrial Leasing	0.03
10	Office Ventures Troy	1,410,410	1,410,410	1	Office Leasing	0.03
11	North American Bancard	1,170,060	1,170,060	1	Corporate HQ	0.02
12	Continental Catering	1,022,730	1,022,730	1	Corporate HQ	0.02
13	Troy 500 Stephenson Inv	2,446,990	955,650	1	Office Leasing	0.02
14	Source Corp	810,160	810,160	1	Office Leasing	0.02
15	Phoenix Wire Works Inc	1,121,120	741,590	1	Industrial Leasing	0.01
16	Robbins Park Investors	1,296,610	678,550	1	Office Leasing	0.01
17	Intraco Corporation	971,540	671,440	2	Corporate HQ	0.01
18	Deal Investment LLC	791,750	611,890	1	Office Leasing	0.01
19	Special Tree Rehabilitation	665,880	605,940	2	Industrial Leasing	0.01
20	Data Sales Company Inc	568,530	568,530	1	Corporate HQ	0.01
Totals		40,344,450	31,410,320			0.62

Total A/V **Total T/V**
6,536,364,170 5,095,995,110

%% Total A/V **% Total T/V**
0.62 0.62

2019
City of Troy - Assessing Department
Top Twenty Taxpayers
Troy School District (260 thru 269 - 63150)

Rank	Name	2019 A/V	2019 T/V	Parcels	Activity	% of Total
1	Somerset Collection	92,707,040	56,656,730	5	Somerset Mall	1.11
2	Dte Electric	33,494,210	33,105,900	9	Utility	0.65
3	Troy Apts	71,180,620	30,222,270	24	Apartment Leasing	0.59
4	Troy Office	31,847,040	28,899,610	7	Office Leasing	0.57
5	Columbia Center	29,014,770	21,791,170	3	Office Leasing	0.43
6	Kelly Services	26,124,020	19,960,800	8	Corporate HQ	0.39
7	Wilshire Plaza	18,621,870	17,149,890	3	Office Leasing	0.34
8	755 Tower Associates	20,441,600	15,099,850	2	Office Leasing	0.30
9	Consumers Energy	15,134,210	15,017,280	6	Utility	0.29
10	Bostick Props	16,941,060	14,846,930	13	Various Leasing	0.29
11	Troy Beaver	14,851,800	13,970,750	2	Office Leasing	0.27
12	Delphi	21,987,580	13,653,040	4	Corporate HQ	0.27
13	Regents Park	15,843,490	13,633,820	3	Apartment Leasing	0.27
14	SCA-100 LLC	13,977,070	12,843,400	1	Corporate HQ	0.25
15	VHS Childrens Hospital	13,009,870	12,533,490	2	Hospital	0.25
16	Long Lake LLC	15,682,780	11,838,760	6	Office Leasing	0.23
17	Nemer Troy	11,397,390	10,554,760	5	Office Leasing	0.21
18	Somerset Place	15,665,360	10,524,080	1	Office Leasing	0.21
19	Gables Of	15,868,790	9,942,730	4	Office Leasing	0.20
20	Tyler Technologies	11,728,780	9,922,540	2	Corporate HQ	0.19
Totals		505,519,350	372,167,800			7.30

Total A/V **Total T/V**
6,536,364,170 5,095,995,110

% Total A/V **% Total T/V**
7.73 7.30

2019
City of Troy - Assessing Department
Top Twenty Taxpayers
DDA (265 - 63150)

Rank	Name	2019 A/V	2019 T/V	Parcels	Activity	% of Total
1	Somerset Collection	92,707,040	56,656,730	4	Somerset Mall	1.11
2	Troy Office Center	31,847,040	28,899,610	7	Office Leasing	0.57
3	Columbia Center	33,285,850	24,579,230	5	Office Leasing	0.48
4	Wilshire Plaza	18,621,870	17,149,890	3	Office Leasing	0.34
5	755 Tower Associates	20,441,600	15,099,850	2	Office Leasing	0.30
6	Kelly Services	18,761,780	13,958,340	5	Corporate HQ	0.27
7	VHS Childrens Hospital	13,009,870	12,533,490	2	Hospital	0.25
8	Nemer Troy Place	11,397,390	10,554,760	5	Office Leasing	0.21
9	Somerset Place	15,665,360	10,524,080	1	Office Leasing	0.21
10	Macys	11,181,610	9,023,920	2	Retail	0.18
11	Liberty Investments	11,174,920	8,993,640	2	Office Leasing	0.18
12	Nordstrom	9,926,690	7,339,320	2	Retail	0.14
13	Galleria Of Troy	10,994,240	7,083,420	1	Office Leasing	0.14
14	NS International Ltd	8,667,200	6,543,120	2	Corporate HQ	0.13
15	Saks Fifth Ave	7,799,010	6,106,850	2	Retail	0.12
16	Neiman Marcus	6,457,450	5,240,710	2	Retail	0.10
17	Bostick 801 LLC	5,232,660	5,232,660	2	Office Leasing	0.10
18	Sheffield Owner LLC	10,135,000	4,903,830	2	Office Leasing	0.10
19	Summit Wilshire LLC	6,934,580	4,863,840	1	Office Leasing	0.10
20	Troy 888 LLC	5,446,590	4,863,460	3	Office Leasing	0.10
Totals		349,687,750	260,150,750			5.11

Total A/V **Total T/V**
6,536,364,170 5,095,995,110

% Total A/V **% Total T/V**
5.35 5.11

2019
City of Troy - Assessing Department
Top Twenty Taxpayers
Troy City - Warren Consolidated Schools (750 - 50230)

Rank	Name	2019 A/V	2019 T/V	Parcels	Activity	% of Total
1	Troy Technology Park	11,176,330	8,422,740	5	Office Leasing	0.17
2	920 On The Park	6,506,770	6,506,770	1	Apartment Leasing	0.13
3	Edinburgh Properties	7,606,080	5,811,950	1	Office Leasing	0.11
4	Home Properties	6,666,130	4,633,750	2	Apartment Leasing	0.09
5	Bostick Props	4,769,480	3,655,850	14	Various Leasing	0.07
6	Elder Ford	2,609,630	2,150,320	1	Auto Dealer	0.04
7	Indusco Investment	1,973,930	1,973,930	1	Industrial Leasing	0.04
8	DTE	1,956,570	1,956,570	1	Utility	0.04
9	Lukowski Yarema	2,859,710	1,789,000	5	Corporate HQ	0.04
10	First Industrial	2,796,040	1,652,440	6	Industrial Leasing	0.03
11	American Polish Cnt	1,708,160	1,608,240	3	Catering	0.03
12	Tire Wholesalers Co	1,579,110	1,308,560	2	Retail	0.03
13	1740 E Maple LLC	1,215,170	1,215,170	1	Office Leasing	0.02
14	Ring Road Properties	1,234,940	1,171,500	1	Industrial Leasing	0.02
15	John R Spring	2,864,340	1,148,570	1	Auto/Truck Repair	0.02
16	Dequindre Real Estate	1,512,210	1,060,250	4	Industrial Leasing	0.02
17	Tepel Land LLC	1,605,750	1,048,330	7	Corporate HQ	0.02
18	Maple Office Park	1,039,640	1,035,280	2	Office Leasing	0.02
19	D & R Chicago LLC	2,108,850	1,011,600	3	Office Leasing	0.02
20	Shred It Usa	969,860	969,860	1	Corporate HQ	0.02
Totals		64,758,700	50,130,680			0.98

Total A/V **Total T/V**
6,536,364,170 5,095,995,110

%% Total A/V **% Total T/V**
0.99 0.98

2019

Board of Review

Minutes

TUESDAY, MARCH 5, 2019

12:45 PM - The 2019 Board of Review met at the Troy City offices. Frank Strahl was elected to the Chair. Also serving were Howard Adams and James Hatch. City Assessor, Nino Licari, served as the Secretary. Mr. Licari presented the Assessment Roll to the Board. There were no corrections of omissions or errors. The Board was then called to order at 1:00PM to hear all appeals of Assessments placed against property in the City of Troy. The Board adjourned at 9:00 PM. The following appeals were heard.

2019 March Board of Review Appeal Minutes

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/5/2019	001.01:00PM	88-20-12-476-019	Vert, Beverly J & John F	5264 Fedora	12-476-019
2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
165,930	132,060	127,500	127,500	(38,430)	(4,560)

The Petitioner Submitted The Number Of Bedrooms And The Age Of The Home Compared To The Other Houses In His Neighborhood. The Board Voted To Reduce The Assessed And Taxable Value To \$127,500.

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/5/2019	002.06:00PM	88-20-01-481-016	Wang, Meixian	2950 Briarwood	01-481-016
3/5/2019	002.06:00PM	88-20-01-481-018	Muhammad, Akram	2978 Briarwood	01-481-018
2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
204,840	181,120	204,840	181,120	0	0
199,760	156,610	199,760	156,610	0	0

The Petitioner Disputed The Assessed Value Of Two Homes, Based On The Condition Of The Properties. The Board Voted No Change On Either.

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/5/2019	003.06:10PM	88-20-07-304-003	Marooki, Marvin & Melinda	2903 Homewood	07-304-003
2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
200,680	200,680	190,000	190,000	(10,680)	(10,680)

The Petitioner And Their Real Estate Broker Submitted The Condition Of The Home And Brought Comparables For The Board To Review. The Board Voted To Reduce The Assessed Value And Taxable Value To \$190,000.

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/5/2019	004.06:30PM	88-20-07-330-008	Das, Devashis	2525 Homewood	07-330-008
2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
221,210	221,210	197,000	197,000	(24,210)	(24,210)

The Petition Submitted The Lack Of Updates For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$197,000.

2019

Board of Review

Minutes

MONDAY, MARCH 11, 2019

9:00 AM - The 2019 Board of Review met for the second session at the Troy City offices. Frank Strahl called the meeting to order. Also present were Howard Adams, James Hatch and City Assessor, Nino Licari, serving as the Secretary. The following appeals were heard. The Board adjourned at 5:00 PM.

2019 March Board of Review Appeal Minutes

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	Pin
3/11/2019	005.09:10AM	88-20-15-480-014	Mostafa, Ashraf	4032 Chatwal Ct	15-480-014
2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
297,190	284,670	297,190	284,670	0	0

The Petitioner Submitted Comparables And The Sales Price For The Board To Review. The Board Voted For No Change.

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	Pin
3/11/2019	006.09:20AM	88-20-14-381-015	Mostafa, Amr Ibrahim	1395 Bloomingdale	14-381-015
2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
259,930	259,930	257,150	257,150	(2,780)	(2,780)

The Petitioner Submitted An Appraisal And The Purchase Price For The Board To Review. The Board Accepted The Sales Price And Voted To Reduce The Assessed And Taxable Value To \$257,150.

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	Pin
3/11/2019	007.11:00AM	88-20-25-326-051	Kaloti, Bujar & Hajrije	2149 Vermont	25-326-051
2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
116,350	84,350	116,350	84,350	0	0

The Petitioner Submitted His Current Tax Bills And Assessment Notice For The Board To Review. The Board Has No Authority To Change The Taxable Value And Felt The Assessment Was Valid Based On The Sales Study. The Board Voted No Change.

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	Pin
3/11/2019	008.01:00PM	88-20-18-426-020	Lee, John & Pen Ying	2039 Sundew	18-426-020
2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
308,060	308,060	308,060	308,060	0	0

The Petitioner'S Representative Submitted An Appraisal To The Board For Review. The Appraisal Stated An Estimate Of \$130,000 In Repairs Need To Be Done To The Home. The Board Stated That No Change Can Be Done Until An Inspection Has Been Completed Of The Interior Of The Home. The Petitioner'S Representative Was Told That The Inspection Will Need To Be Completed No Later Than The Morning Of 3/15/19 In Order For The Board To Make Any Changes To The Assessment. Petitioner Did Not Contact The Assessor'S Office By 3/15/19 To Schedule An Inspection. The Board Voted No Change.

2019 March Board of Review Appeal Minutes

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	Pin
3/11/2019	009.01:20PM	88-20-21-227-007	Sadaps, Sam & Amutha	145 Miracle	21-227-007

2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
131,520	126,330	116,500	116,500	(15,020)	(9,830)

The Petitioner Submitted Comparables For The Board To Review And The Condition Of The Home. The Board Felt The Purchase Price Of The Home Reflected An Appropriate Value Of The Home. The Board Voted To Change The Assessed And Taxable Value To \$116,500.

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	Pin
3/11/2019	010.01:30PM	88-20-24-402-007	Mass Properties Llc	3335 Jasper	24-402-007

2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
110,260	110,260	110,260	110,260	0	0

The Petitioner Submitted Condition Of The Property For The Board To Review. The Board Voted No Change.

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	Pin
3/11/2019	011.01:50PM	88-20-15-202-017	Rabajoli, Paolo	542 Sara	15-202-017

2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
278,500	278,500	275,000	275,000	(3,500)	(3,500)

The Petitioner Submitted Comparables And The Sales Price For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$275,000 Which Is ½ Of The Purchase Price.

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	Pin
3/11/2019	012.04:00PM	88-20-07-278-017	Dergham, Mesbah	5846 Clearview	07-278-017

2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
372,010	372,010	372,010	372,010	0	0

The Petitioner Submitted Comparables And The Condition Of The Home For The Board To Review. The Board Voted No Change.

2019

Board of Review

Minutes

TUESDAY, MARCH 12, 2019

1:00 PM - The 2019 Board of Review met for the third session at the Troy City offices. Frank Strahl called the meeting to order. Also present were, Howard Adams, James Hatch and City Assessor, Nino Licari, serving as the Secretary. The following appeals were heard. The Board adjourned at 9:00 PM.

2019 March Board of Review Appeal Minutes

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/12/2019	013.01:00PM	88-20-07-202-028	Cueny, Mark E & Polly R	5763 Clearview	07-202-028
2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
382,590	382,590	367,000	367,000	(15,590)	(15,590)

The Petitioner Submitted A Land Boundary Dispute For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$367,000.

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/12/2019	014.01:10PM	88-20-02-153-081	Guo, Lily	1372 Hollins Hall	02-153-081
2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
201,600	186,880	182,500	182,500	(19,100)	(4,380)

The Petitioner Submitted Comparables And The Sale Price For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$182,500.

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/12/2019	015.06:00PM	88-20-03-127-013	Williams II, James D	6772 Westaway	03-127-013
2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
181,270	135,800	181,270	135,800	0	0

The Petitioner Disputed The Assessed Value Due To The Addition Of A Pole Barn. The Board Voted No Change.

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/12/2019	016.06:20PM	88-20-09-234-010	Jaroshewich, Joseph P	71 Kalter	09-234-010
2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
155,640	155,640	140,000	140,000	(15,640)	(15,640)

The Petitioner And His Realtor Submitted The Sale Price For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$140,000.

2019 March Board of Review Appeal Minutes

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/12/2019	017.06:40PM	88-20-17-253-007	Mann, Charles & Kelly	4623 Bentley	17-253-007

2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
270,420	220,890	233,000	220,890	(37,420)	0

The Petitioner Submitted The Sale Price For The Board To Review. The Board Voted To Reduce The Assessed Value To \$233,000 With No Change To The Taxable Value.

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/12/2019	018.07:00PM	88-20-18-276-005	Sinha, Sanjoy	2090 Kingsway	18-276-005

2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
316,160	272,890	262,500	262,500	(53,660)	(10,390)

The Petitioners Submitted An Appraisal And The Condition Of The Home For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$262,500.

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/12/2019	019.07:10PM	88-20-23-201-005	Chen, Kai	3855 Kings Point	23-201-005

2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
143,310	143,310	138,210	138,210	(5,100)	(5,100)

The Petitioners Submitted Their Neighbors Assessments For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$138,210.

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/12/2019	020.07:20PM	88-20-18-101-006	Iqbal, Haroon & Nafees	4879 Valley Vista	18-101-006

2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
628,820	628,820	540,000	540,000	(88,820)	(88,820)

The Petitioner Discussed His Appraisal And The His Contract With The Builder For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$540,000.

2019

Board of Review

Minutes

FRIDAY, MARCH 15, 2019

2:00 PM - The 2019 Board of Review met for the fourth session at the Troy City offices. This is the study session to review Assessor Changes, Correspondence Appeals, Poverty Exemptions, Veterans Exemptions and late filed Personal Property returns. Frank Strahl called the meeting to order. Also present were Howard Adams, James Hatch and City Assessor, Nino Licari, serving as the Secretary. The first appeals were Assessor Changes, where a taxpayer appeals their value by between receipt of their Notice and the start of the Board of Review, with staff. The affidavits for the change are presented to the Board as a

2019 March Board of Review Appeal Minutes

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/15/2019	AC01.02:00PM	88-20-04-252-007	Cross, Susan D	6795 Vernmoor	04-252-007
2019 A/V	2019 T/V	2019 AC A/V	2019 AC T/V	Change A/V	Change T/V
134,360	134,360	113,500	113,500	(20,860)	(20,860)
Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/15/2019	AC02.02:00PM	88-20-05-301-070	Nayak, Mahesh & Sharan	1904 New Castle	05-301-070
2019 A/V	2019 T/V	2019 AC A/V	2019 AC T/V	Change A/V	Change T/V
350,500	298,060	325,000	298,060	(25,500)	0
Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/15/2019	AC03.02:00PM	88-20-06-227-010	Marinetti, Brandon J & Sarah C	2137 Grenadier	06-227-010
2019 A/V	2019 T/V	2019 AC A/V	2019 AC T/V	Change A/V	Change T/V
221,890	217,870	208,000	208,000	(13,890)	(9,870)
Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/15/2019	AC04.02:00PM	88-20-06-404-010	Mastracci, Michael & Jeanna	2214 Red Maple	06-404-010
2019 A/V	2019 T/V	2019 AC A/V	2019 AC T/V	Change A/V	Change T/V
305,960	298,620	235,000	235,000	(70,960)	(63,620)
Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/15/2017	AC05.02:00PM	88-20-07-280-007	Chen, Chi	5573 Woodfield	07-280-007
2019 A/V	2019 T/V	2019 AC A/V	2019 AC T/V	Change A/V	Change T/V
293,140	293,140	270,000	270,000	(23,140)	(23,140)
Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/15/2019	AC06.02:00PM	88-20-12-101-007	Trivedi, Priyanka & Shiva Shankar	5917 Endicott	12-101-007
2019 A/V	2019 T/V	2019 AC A/V	2019 AC T/V	Change A/V	Change T/V
149,820	149,820	148,750	148,750	(1,070)	(1,070)

2019 March Board of Review Appeal Minutes

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/15/2019	AC07.02:00PM	88-20-14-401-030	Hosea, Thomas J & Kimberly N	1523 Rockfield	14-401-030

2019 A/V	2019 T/V	2019 AC A/V	2019 AC T/V	Change A/V	Change T/V
294,050	294,050	280,000	280,000	(14,050)	(14,050)

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/15/2019	AC08.02:00PM	88-20-14-451-020	Rarau, Ana	1580 Rockfield	14-451-020

2019 A/V	2019 T/V	2019 AC A/V	2019 AC T/V	Change A/V	Change T/V
159,810	159,810	140,000	140,000	(19,810)	(19,810)

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/15/2019	AC09.02:00PM	88-20-15-201-053	Bryden Land Co Llc	Vacant Land	15-201-053

2019 A/V	2019 T/V	2019 AC A/V	2019 AC T/V	Change A/V	Change T/V
94,310	49,590	73,070	49,590	(21,240)	0

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/15/2019	AC10.02:00PM	88-20-15-451-042	Singh, Amrit Pal & Amrit Bir	533 E Wattles	15-451-042

2019 A/V	2019 T/V	2019 AC A/V	2019 AC T/V	Change A/V	Change T/V
413,370	413,370	400,000	400,000	(13,370)	(13,370)

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/15/2019	AC12.02:00PM	88-20-17-351-030	Joribe Llc	1920 W Wattles	17-351-030

2019 A/V	2019 T/V	2019 AC A/V	2019 AC T/V	Change A/V	Change T/V
132,820	132,820	117,500	117,500	(15,320)	(15,320)

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/15/2019	AC12.02:00PM	88-20-19-128-010	Amona, Hosam	2723 Avonhurst	19-128-010

2019 A/V	2019 T/V	2019 AC A/V	2019 AC T/V	Change A/V	Change T/V
152,790	143,790	142,500	142,500	(10,290)	(1,290)

2019 March Board of Review Appeal Minutes

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/15/2019	AC13.02:00PM	88-20-20-131-006	Sharma, Asha	1573 Martinique	20-131-006

2019 A/V	2019 T/V	2019 AC A/V	2019 AC T/V	Change A/V	Change T/V
215,360	215,360	195,000	195,000	(20,360)	(20,360)

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/15/2018	AC14.02:00PM	88-20-23-102-016	Ghazi, Belal H	1288 Burns	23-102-016

2019 A/V	2019 T/V	2019 AC A/V	2019 AC T/V	Change A/V	Change T/V
399,370	232,130	320,000	232,130	(79,370)	0

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/15/2019	AC15.02:00PM	88-20-36-226-003	Ruelle, Patricia & William	2666 E Maple	36-226-003

2019 A/V	2019 T/V	2019 AC A/V	2019 AC T/V	Change A/V	Change T/V
120,750	120,750	92,000	92,000	(28,750)	(28,750)

2019

Board of Review

Minutes

FRIDAY, MARCH 15, 2019

2:00 PM - The 2019 Board of Review Study Session continued with Correspondence Appeals. Taxpayers, by right, may appeal their Assessment in writing. These are reviewed by staff in the Assessing Department, and then sent on to the Board of Review for a final determination.

2019 March Board of Review Appeal Minutes

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/15/2019	C.01.02.00PM	88-20-01-430-005	Alsaffar, Ali	2803 Chippewa	01-430-005
2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
165,290	165,290	165,290	165,290	0	0
Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/15/2019	C.02.02.00PM	88-20-07-227-009	Lee, Sung Kyo & Jung	5936 Clearview	07-227-009
2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
485,870	267,360	485,870	267,360	0	0
Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/15/2019	C.03.02.00PM	88-20-19-101-039	Szluha, Nicholas	2770 Binbrooke	19-101-039
2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
142,530	95,310	142,530	95,310	0	0
Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/15/2019	C.04.02.00PM	88-20-28-101-068	Bostick 801 LLC	801 W Big Beaver -803	28-101-068
2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
5,225,160	5,225,160	5,225,160	5,225,160	0	0
Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/15/2019	C.05.02.00PM	88-20-36-426-111	1550 Milford LLC	33975 Dequindre	36-426-111
2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
175,150	175,150	145,000	145,000	(30,150)	(30,150)
Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/15/2019	C.06.02.00PM	88-99-00-032-433	SCA-100, LLC	200 W Big Beaver	00-032-433
2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
0	0	0	0	0	0

2019 March Board of Review Appeal Minutes

Appeal Date	Appeal #/Time	Parcel ID #	Owner	Property Address	PIN
3/15/2019	C.07.02:00PM	88-99-00-347-560	Chuck E Cheese #826	740 John R	00-347-560
2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
235,770	235,770	235,770	235,770	0	0

2019

Board of Review

Minutes

FRIDAY, MARCH 15, 2019

2:00 PM - The next appeals presented for the Board's review were Poverty Exemptions. Taxpayers who meet income and asset guidelines as approved by the City Council each year may qualify for up to a 100% exemption from property taxes. The affidavit must be filed each year.

2019 March Board of Review Appeal Minutes

Appeal Date	Appeal #/Time	Parcel ID #	2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
3/15/2019	PE01.03:00PM	88-20-02-152-005	98,420	0	0	0	(98,420)	0
3/15/2019	PE02.03:00PM	88-20-03-151-002	104,700	40,450	0	0	(104,700)	(40,450)
3/15/2019	PE03.03:00PM	88-20-04-226-063	107,740	0	0	0	(107,740)	0
3/15/2019	PE04.03:00PM	88-20-09-253-004	98,560	0	0	0	(98,560)	0
3/15/2019	PE05.03:00PM	88-20-10-352-008	168,060	0	0	0	(168,060)	0
3/15/2019	PE06.03:00PM	88-20-11-352-020	106,350	0	0	0	(106,350)	0
3/15/2019	PE07.03:00PM	88-20-11-377-009	107,750	0	0	0	(107,750)	0
3/15/2019	PE08.03:00PM	88-20-11-378-015	135,620	95,870	0	0	(135,620)	(95,870)
3/15/2019	PE09.03:00PM	88-20-13-426-103	237,830	213,120	237,830	213,120	0	0
3/15/2019	PE10.03:00PM	88-20-15-153-001	140,440	0	0	0	(140,440)	0
3/15/2019	PE11.03:00PM	88-20-22-253-031	129,120	0	0	0	(129,120)	0
3/15/2019	PE12.03:00PM	88-20-22-377-046	116,310	0	116,310	80,580	0	80,580
3/15/2019	PE13.03:00PM	88-20-25-180-013	92,020	67,710	92,020	67,710	0	0
3/15/2019	PE14.03:00PM	88-20-27-308-032	144,310	103,870	0	0	(144,310)	(103,870)
3/15/2019	PE15.03:00PM	88-20-27-481-012	164,790	0	0	0	(164,790)	0
Total of Poverty Exemptions			1,952,020	521,020	446,160	361,410	(1,505,860)	(159,610)

2019

Board of Review

Minutes

FRIDAY, MARCH 15, 2019

2:00 PM - The last appeals presented for the Board's review were Veterans Exemptions. A disabled Veteran (and their unremarried spouse) qualify for a 100% exemption from property taxes based on State law. The affidavit must be filed each year. The Board had their final adjournment at 3:30 PM.

2019 March Board of Review Appeal Minutes

Appeal Date	Appeal #/Time	Parcel ID #	2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V
3/15/2019	VE01.04:00PM	88-20-01-451-018	0	0	0	0	0	0
3/15/2019	VE02.04:00PM	88-20-02-132-008	0	0	0	0	0	0
3/15/2019	VE03.04:00PM	88-20-02-203-009	0	0	0	0	0	0
3/15/2019	VE04.04:00PM	88-20-02-253-025	0	0	0	0	0	0
3/15/2019	VE05.04:00PM	88-20-03-177-001	0	0	0	0	0	0
3/15/2019	VE06.04:00PM	88-20-03-277-006	0	0	0	0	0	0
3/15/2019	VE07.04:00PM	88-20-03-451-001	142,250	104,280	0	0	(142,250)	(104,280)
3/15/2019	VE08.04:00PM	88-20-04-100-073	288,650	212,260	0	0	(288,650)	(212,260)
3/15/2019	VE09.04:00PM	88-20-04-257-004	0	0	0	0	0	0
3/15/2019	VE10.04:00PM	88-20-05-151-037	181,800	143,770	0	0	(181,800)	(143,770)
3/15/2019	VE11.04:00PM	88-20-08-152-006	0	0	0	0	0	0
3/15/2019	VE12.04:00PM	88-20-09-277-024	99,230	0	0	0	(99,230)	0
3/15/2019	VE13.04:00PM	88-20-10-376-010	0	0	0	0	0	0
3/15/2019	VE14.04:00PM	88-20-11-276-006	137,420	99,260	0	0	(137,420)	(99,260)
3/15/2019	VE15.04:00PM	88-20-11-377-012	0	0	0	0	0	0
3/15/2019	VE16.04:00PM	88-20-11-426-002	0	0	0	0	0	0
3/15/2019	VE17.04:00PM	88-20-11-480-001	0	0	0	0	0	0
3/15/2019	VE18.04:00PM	88-20-12-153-003	0	0	0	0	0	0
3/15/2019	VE19.04:00PM	88-20-12-204-031	93,330	73,180	0	0	(93,330)	(73,180)
3/15/2019	VE20.04:00PM	88-20-12-226-008	0	0	0	0	0	0
3/15/2019	VE21.04:00PM	88-20-12-376-005	177,640	129,590	0	0	(177,640)	(129,590)
3/15/2019	VE22.04:00PM	88-20-13-351-043	0	0	0	0	0	0
3/15/2019	VE23.04:00PM	88-20-13-379-010	0	0	0	0	0	0
3/15/2019	VE24.04:00PM	88-20-14-202-013	133,290	94,120	0	0	(133,290)	(94,120)
3/15/2019	VE25.04:00PM	88-20-14-307-064	0	0	0	0	0	0
3/15/2019	VE26.04:00PM	88-20-14-352-009	166,100	116,610	0	0	(166,100)	(116,610)
3/15/2019	VE27.04:00PM	88-20-15-103-020	0	0	0	0	0	0
3/15/2019	VE28.04:00PM	88-20-15-104-003	0	0	0	0	0	0
3/15/2019	VE29.04:00PM	88-20-15-204-009	0	0	0	0	0	0
3/15/2019	VE30.04:00PM	88-20-17-202-006	0	0	0	0	0	0
3/15/2019	VE31.04:00PM	88-20-18-353-012	0	0	0	0	0	0
3/15/2019	VE32.04:00PM	88-20-18-477-014	0	0	0	0	0	0
3/15/2019	VE33.04:00PM	88-20-19-427-003	0	0	0	0	0	0
3/15/2019	VE34.04:00PM	88-20-20-155-002	0	0	0	0	0	0
3/15/2019	VE35.04:00PM	88-20-20-226-041	173,900	173,900	0	0	(173,900)	(173,900)
3/15/2019	VE36.04:00PM	88-20-20-227-007	0	0	0	0	0	0
3/15/2019	VE37.04:00PM	88-20-23-154-008	0	0	0	0	0	0
3/15/2019	VE38.04:00PM	88-20-23-404-003	0	0	0	0	0	0
3/15/2019	VE39.04:00PM	88-20-24-128-011	117,510	78,260	0	0	(117,510)	(78,260)
3/15/2019	VE40.04:00PM	88-20-25-131-023	0	0	0	0	0	0
3/15/2019	VE41.04:00PM	88-20-25-182-013	98,010	0	0	0	(98,010)	0
3/15/2019	VE42.04:00PM	88-20-25-310-023	0	0	0	0	0	0
3/15/2019	VE43.04:00PM	88-20-25-326-008	0	0	0	0	0	0
3/15/2019	VE44.04:00PM	88-20-25-478-009	0	0	0	0	0	0
3/15/2019	VE45.04:00PM	88-20-30-101-013	0	0	0	0	0	0
			1,809,130	1,225,230	0	0	(1,809,130)	(1,225,230)

2019 March Board of Review

Cross Reference and Overall Summary

Appeal Date	Appeal #/Time	Parcel ID #	2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V	Sec.	Pg
03/15/19	C.01.02:00PM	88-20-01-430-005	165,290	165,290	165,290	165,290	0	0	Corr	1
03/15/19	VE01.04:00PM	88-20-01-451-018	0	0	0	0	0	0	VetEx	1
03/05/19	002.06:00PM	88-20-01-481-016	204,840	181,120	204,840	181,120	0	0	03/05	1
03/05/19	002.06:00PM	88-20-01-481-018	199,760	156,610	199,760	156,610	0	0	03/05	1
03/15/19	VE02.04:00PM	88-20-02-132-008	0	0	0	0	0	0	VetEx	1
03/15/19	PE01.03:00PM	88-20-02-152-005	98,420	0	0	0	(98,420)	0	PovEx	1
03/12/19	014.01:10PM	88-20-02-153-081	201,600	186,880	182,500	182,500	(19,100)	(4,380)	03/12	1
03/15/19	VE03.04:00PM	88-20-02-203-009	0	0	0	0	0	0	VetEx	1
03/15/19	VE04.04:00PM	88-20-02-253-025	0	0	0	0	0	0	VetEx	1
03/12/19	015.06:00PM	88-20-03-127-013	181,270	135,800	181,270	135,800	0	0	03/12	1
03/15/19	PE02.03:00PM	88-20-03-151-002	104,700	40,450	0	0	(104,700)	(40,450)	PovEx	1
03/15/19	VE05.04:00PM	88-20-03-177-001	0	0	0	0	0	0	VetEx	1
03/15/19	VE06.04:00PM	88-20-03-277-006	0	0	0	0	0	0	VetEx	1
03/15/19	VE07.04:00PM	88-20-03-451-001	142,250	104,280	0	0	(142,250)	(104,280)	VetEx	1
03/15/19	VE08.04:00PM	88-20-04-100-073	288,650	212,260	0	0	(288,650)	(212,260)	VetEx	1
03/15/19	PE03.03:00PM	88-20-04-226-063	107,740	0	0	0	(107,740)	0	PovEx	1
03/15/19	AC01.02:00PM	88-20-04-252-007	134,360	134,360	113,500	113,500	(20,860)	(20,860)	AC	1
03/15/19	VE09.04:00PM	88-20-04-257-004	0	0	0	0	0	0	VetEx	1
03/15/19	VE10.04:00PM	88-20-05-151-037	181,800	143,770	0	0	(181,800)	(143,770)	VetEx	1
03/15/19	AC02.02:00PM	88-20-05-301-070	350,500	298,060	325,000	298,060	(25,500)	0	AC	1
03/15/19	AC03.02:00PM	88-20-06-227-010	221,890	217,870	208,000	208,000	(13,890)	(9,870)	AC	1
03/15/19	AC04.02:00PM	88-20-06-404-010	305,960	298,620	235,000	235,000	(70,960)	(63,620)	AC	1
03/12/19	013.01:00PM	88-20-07-202-028	382,590	382,590	367,000	367,000	(15,590)	(15,590)	03/12	1
03/15/19	C.02.02:00PM	88-20-07-227-009	485,870	267,360	485,870	267,360	0	0	Corr	1
03/11/19	012.04:00PM	88-20-07-278-017	372,010	372,010	372,010	372,010	0	0	03/11	2
03/15/17	AC05.02:00PM	88-20-07-280-007	293,140	293,140	270,000	270,000	(23,140)	(23,140)	AC	1
03/05/19	003.06:10PM	88-20-07-304-003	200,680	200,680	190,000	190,000	(10,680)	(10,680)	03/05	1
03/05/19	004.06:30PM	88-20-07-330-008	221,210	221,210	197,000	197,000	(24,210)	(24,210)	03/05	1
03/15/19	VE11.04:00PM	88-20-08-152-006	0	0	0	0	0	0	VetEx	1
03/12/19	016.06:20PM	88-20-09-234-010	155,640	155,640	140,000	140,000	(15,640)	(15,640)	03/12	1
03/15/19	PE04.03:00PM	88-20-09-253-004	98,560	0	0	0	(98,560)	0	PovEx	1
03/15/19	VE12.04:00PM	88-20-09-277-024	99,230	0	0	0	(99,230)	0	VetEx	1
03/15/19	PE05.03:00PM	88-20-10-352-008	168,060	0	0	0	(168,060)	0	PovEx	1
03/15/19	VE13.04:00PM	88-20-10-376-010	0	0	0	0	0	0	VetEx	1
03/15/19	VE14.04:00PM	88-20-11-276-006	137,420	99,260	0	0	(137,420)	(99,260)	VetEx	1
03/15/19	PE06.03:00PM	88-20-11-352-020	106,350	0	0	0	(106,350)	0	PovEx	1
03/15/19	PE07.03:00PM	88-20-11-377-009	107,750	0	0	0	(107,750)	0	PovEx	1
03/15/19	VE15.04:00PM	88-20-11-377-012	0	0	0	0	0	0	VetEx	1
03/15/19	PE08.03:00PM	88-20-11-378-015	135,620	95,870	0	0	(135,620)	(95,870)	PovEx	1
03/15/19	VE16.04:00PM	88-20-11-426-002	0	0	0	0	0	0	VetEx	1
03/15/19	VE17.04:00PM	88-20-11-480-001	0	0	0	0	0	0	VetEx	1
03/15/19	AC06.02:00PM	88-20-12-101-007	149,820	149,820	148,750	148,750	(1,070)	(1,070)	AC	1
03/15/19	VE18.04:00PM	88-20-12-153-003	0	0	0	0	0	0	VetEx	1
03/15/19	VE19.04:00PM	88-20-12-204-031	93,330	73,180	0	0	(93,330)	(73,180)	VetEx	1
03/15/19	VE20.04:00PM	88-20-12-226-008	0	0	0	0	0	0	VetEx	1
03/15/19	VE21.04:00PM	88-20-12-376-005	177,640	129,590	0	0	(177,640)	(129,590)	VetEx	1
03/05/19	001.01:00PM	88-20-12-476-019	165,930	132,060	127,500	127,500	(38,430)	(4,560)	03/05	1

2019 March Board of Review

Cross Reference and Overall Summary

Appeal Date	Appeal #/Time	Parcel ID #	2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V	Sec.	Pg
03/15/19	VE22.04:00PM	88-20-13-351-043	0	0	0	0	0	0	VetEx	1
03/15/19	VE23.04:00PM	88-20-13-379-010	0	0	0	0	0	0	VetEx	1
03/15/19	PE09.03:00PM	88-20-13-426-103	237,830	213,120	237,830	213,120	0	0	PovEx	1
03/15/19	VE24.04:00PM	88-20-14-202-013	133,290	94,120	0	0	(133,290)	(94,120)	VetEx	1
03/15/19	VE25.04:00PM	88-20-14-307-064	0	0	0	0	0	0	VetEx	1
03/15/19	VE26.04:00PM	88-20-14-352-009	166,100	116,610	0	0	(166,100)	(116,610)	VetEx	1
03/11/19	006.09:20AM	88-20-14-381-015	259,930	259,930	257,150	257,150	(2,780)	(2,780)	03/11	1
03/15/19	AC07.02:00PM	88-20-14-401-030	294,050	294,050	280,000	280,000	(14,050)	(14,050)	AC	2
03/15/19	AC08.02:00PM	88-20-14-451-020	159,810	159,810	140,000	140,000	(19,810)	(19,810)	AC	2
03/15/19	VE27.04:00PM	88-20-15-103-020	0	0	0	0	0	0	VetEx	1
03/15/19	VE28.04:00PM	88-20-15-104-003	0	0	0	0	0	0	VetEx	1
03/15/19	PE10.03:00PM	88-20-15-153-001	140,440	0	0	0	(140,440)	0	PovEx	1
03/15/19	AC09.02:00PM	88-20-15-201-053	94,310	49,590	73,070	49,590	(21,240)	0	AC	2
03/11/19	011.01:50PM	88-20-15-202-017	278,500	278,500	275,000	275,000	(3,500)	(3,500)	03/11	2
03/15/19	VE29.04:00PM	88-20-15-204-009	0	0	0	0	0	0	VetEx	1
03/15/19	AC10.2:00PM	88-20-15-451-042	413,370	413,370	400,000	400,000	(13,370)	(13,370)	AC	2
03/11/19	005.09:10AM	88-20-15-480-014	297,190	284,670	297,190	284,670	0	0	03/11	1
03/15/19	VE30.04:00PM	88-20-17-202-006	0	0	0	0	0	0	VetEx	1
03/12/19	017.06:40PM	88-20-17-253-007	270,420	220,890	233,000	220,890	(37,420)	0	03/12	2
03/15/19	AC11.02:00PM	88-20-17-351-030	132,820	132,820	117,500	117,500	(15,320)	(15,320)	AC	2
03/12/19	020.07:20PM	88-20-18-101-006	628,820	628,820	540,000	540,000	(88,820)	(88,820)	03/12	2
03/12/19	018.07:00PM	88-20-18-276-005	316,160	272,890	262,500	262,500	(53,660)	(10,390)	03/12	2
03/15/19	VE31.04:00PM	88-20-18-353-012	0	0	0	0	0	0	VetEx	1
03/11/19	008.01:00PM	88-20-18-426-020	308,060	308,060	308,060	308,060	0	0	03/11	1
03/15/19	VE32.04:00PM	88-20-18-477-014	0	0	0	0	0	0	VetEx	1
03/15/19	C.03.02:00PM	88-20-19-101-039	142,530	95,310	142,530	95,310	0	0	Corr	1
03/15/19	AC12.02:00PM	88-20-19-128-010	152,790	143,790	142,500	142,500	(10,290)	(1,290)	AC	2
03/15/19	VE33.04:00PM	88-20-19-427-003	0	0	0	0	0	0	VetEx	1
03/15/19	AC13.02:00PM	88-20-20-131-006	215,360	215,360	195,000	195,000	(20,360)	(20,360)	AC	3
03/15/19	VE34.04:00PM	88-20-20-155-002	0	0	0	0	0	0	VetEx	1
03/15/19	VE35.04:00PM	88-20-20-226-041	173,900	173,900	0	0	(173,900)	(173,900)	VetEx	1
03/15/19	VE36.04:00PM	88-20-20-227-007	0	0	0	0	0	0	VetEx	1
03/11/19	009.01:20PM	88-20-21-227-007	131,520	126,330	116,500	116,500	(15,020)	(9,830)	03/11	2
03/15/19	PE11.03:00PM	88-20-22-253-031	129,120	0	0	0	(129,120)	0	PovEx	1
03/15/19	PE12.03:00PM	88-20-22-377-046	116,310	0	116,310	80,580	0	80,580	PovEx	1
03/15/18	AC14.02:00PM	88-20-23-102-016	399,370	232,130	320,000	232,130	(79,370)	0	AC	3
03/15/19	VE37.04:00PM	88-20-23-154-008	0	0	0	0	0	0	VetEx	1
03/12/19	019.07:10PM	88-20-23-201-005	143,310	143,310	138,210	138,210	(5,100)	(5,100)	03/12	2
03/15/19	VE38.04:00PM	88-20-23-404-003	0	0	0	0	0	0	VetEx	1
03/15/19	VE39.04:00PM	88-20-24-128-011	117,510	78,260	0	0	(117,510)	(78,260)	VetEx	1
03/11/19	010.01:30PM	88-20-24-402-007	110,260	110,260	110,260	110,260	0	0	03/11	2
03/15/19	VE40.04:00PM	88-20-25-131-023	0	0	0	0	0	0	VetEx	1
03/15/19	PE13.03:00PM	88-20-25-180-013	92,020	67,710	92,020	67,710	0	0	PovEx	1
03/15/19	VE41.04:00PM	88-20-25-182-013	98,010	0	0	0	(98,010)	0	VetEx	1
03/15/19	VE42.04:00PM	88-20-25-310-023	0	0	0	0	0	0	VetEx	1
03/15/19	VE43.04:00PM	88-20-25-326-008	0	0	0	0	0	0	VetEx	1
03/11/19	007.11:00AM	88-20-25-326-051	116,350	84,350	116,350	84,350	0	0	03/11	1

2019 March Board of Review

Cross Reference and Overall Summary

Appeal Date	Appeal #/Time	Parcel ID #	2019 A/V	2019 T/V	2019 MBoR A/V	2019 MBoR T/V	Change A/V	Change T/V	Sec.	Pg .
03/15/19	VE44.04:00PM	88-20-25-478-009	0	0	0	0	0	0	VetEx	1
03/15/19	PE14.03:00PM	88-20-27-308-032	144,310	103,870	0	0	(144,310)	(103,870)	PovEx	1
03/15/19	PE15.03:00PM	88-20-27-481-012	164,790	0	0	0	(164,790)	0	PovEx	1
03/15/19	C.04.02:00PM	88-20-28-101-068	5,225,160	5,225,160	5,225,160	5,225,160	0	0	Corr	1
03/15/19	VE45.04:00PM	88-20-30-101-013	0	0	0	0	0	0	VetEx	1
03/15/19	AC15.02:00PM	88-20-36-226-003	120,750	120,750	92,000	92,000	(28,750)	(28,750)	AC	3
03/15/19	C.05.02:00PM	88-20-36-426-111	175,150	175,150	145,000	145,000	(30,150)	(30,150)	Corr	1
03/15/19	C.06.02:00PM	88-99-00-032-433	0	0	0	0	0	0	Corr	1
03/15/19	C.07.02:00PM	88-99-00-347-560	235,770	235,770	235,770	235,770	0	0	Corr	2
			18,775,270	15,906,440	14,722,200	14,064,460	(4,053,070)	(1,841,980)		