

2013
Washtenaw County
Equalization
Report

Prepared by : Washtenaw County Equalization Department

Raman Patel, Director

2013 Equalization

Recommendation

COUNTY EQUALIZED VALUES

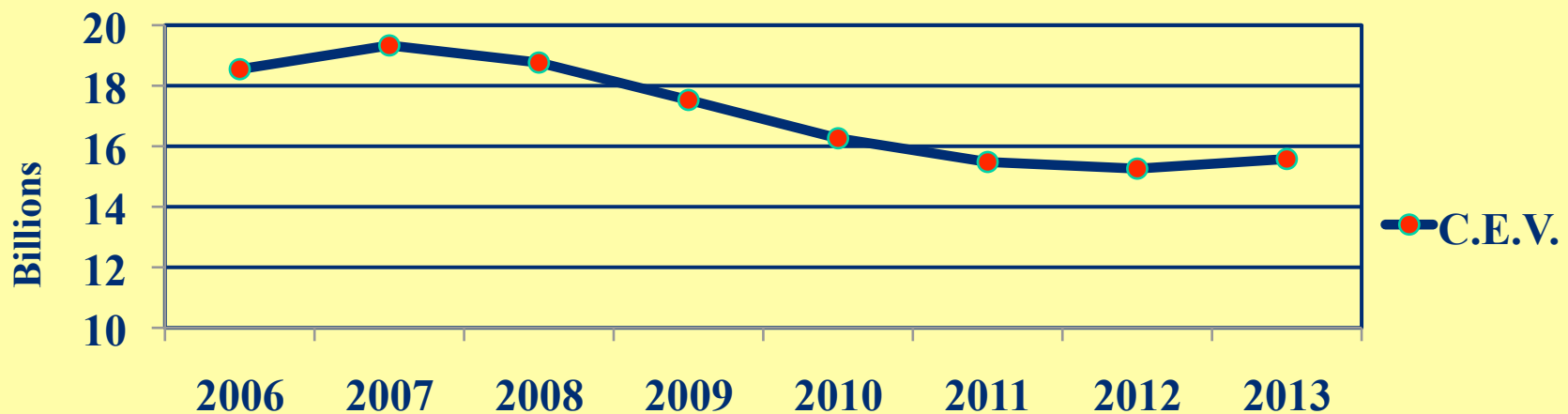
	2013		
	Recommended County Equalized Values	Difference from Previous Year	Percentage of Change
AGRICULTURAL	468,594,082	3,130,898	0.67%
COMMERCIAL	3,150,373,822	68,293,744	2.22%
INDUSTRIAL	421,721,241	-21,175,205	-4.78%
RESIDENTIAL	10,512,640,729	243,288,487	2.37%
DEVELOPMENTAL	45,968,620	-3,524,680	-7.12%
PERSONAL	980,158,140	29,889,260	3.15%
TOTAL C.E.V.	15,579,456,634	319,902,504	2.10%

5 YEARS OF TAXABLE NEW CONSTRUCTION

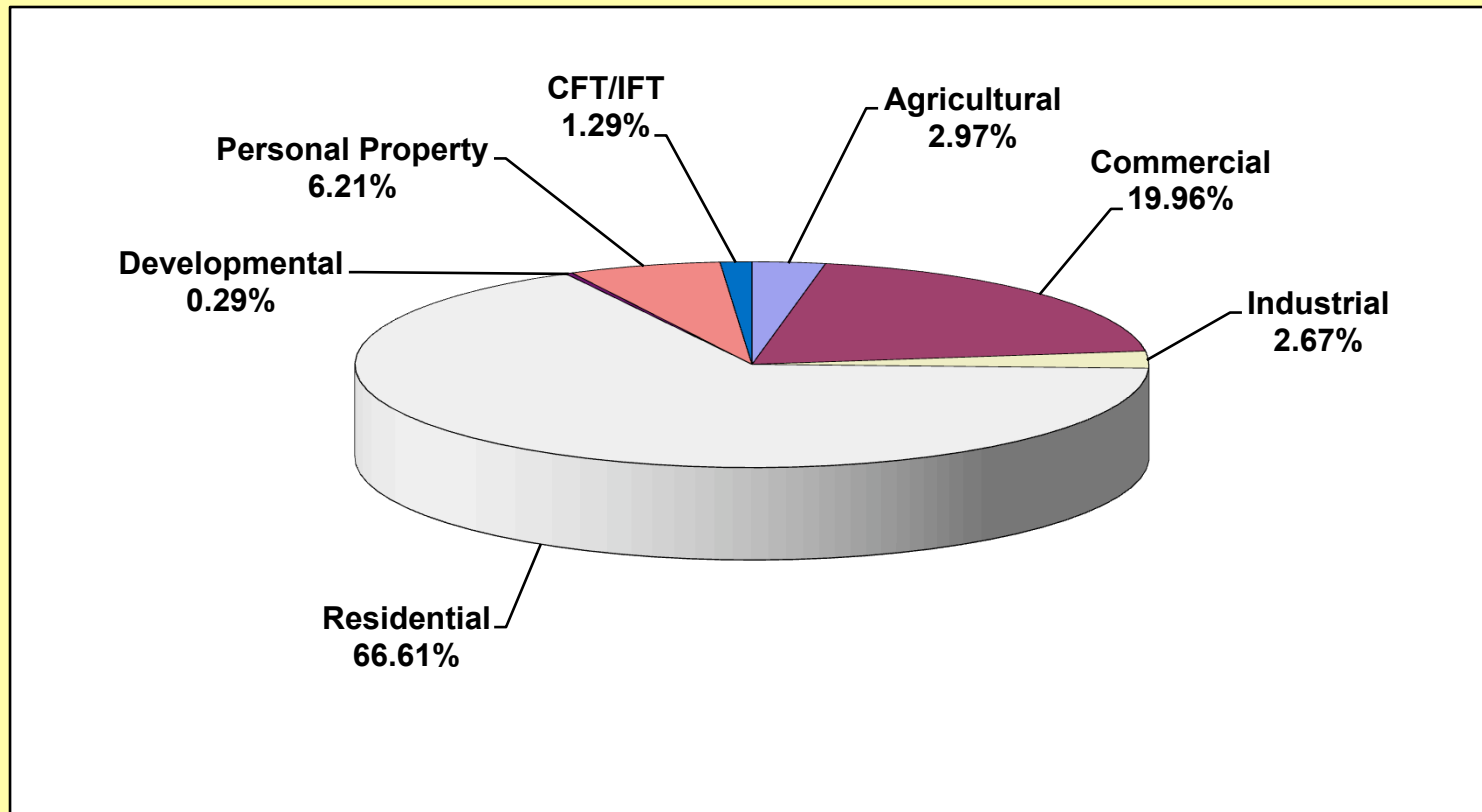
	Advalorem	DDA's	
• 2009	359,107,618		
• 2010	328,659,608		
• 2011	239,512,994	43,451,400	18%
• 2012	246,313,041	33,166,600	13%
• 2013	368,143,084	111,412,300	30%

COUNTY EQUALIZED VALUE

Year	CEV	Difference from Previous Year	Percentage of Change
2006	18,545,553,160	1,010,929,551	5.77%
2007	19,330,951,897	785,398,737	4.23%
2008	18,765,026,863	(565,925,034)	-2.93%
2009	17,529,497,260	(1,235,529,603)	-6.58%
2010	16,263,508,267	(1,265,988,993)	-7.22%
2011	15,480,176,123	(783,332,144)	-4.82%
2012	15,259,554,130	(220,621,993))	-1.43%
2013	15,579,456,634	319,902,504	2.10%



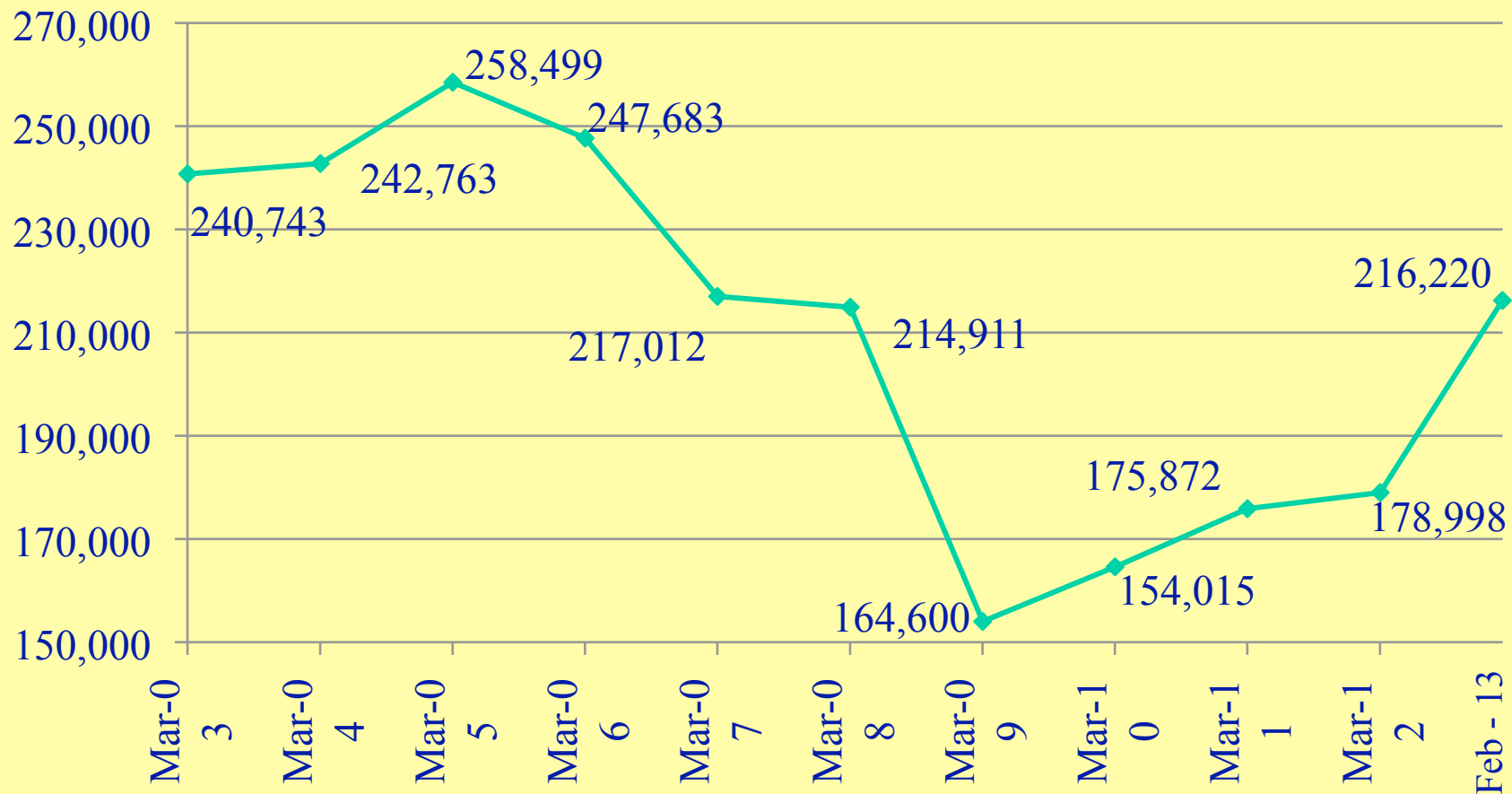
2013 PERCENTAGE OF COUNTY TOTAL BY CLASSIFICATION OF PROPERTY



Class	Agricultural	Commercial	Industrial	Residential	Developmental	Personal Property	CFT/IFT	Total County ECEV
Total S.E.V.	468,594,082	3,150,373,822	421,721,241	10,512,640,729	45,968,620	980,158,140	204,146,493	15,783,603,127
Percentage Of County Total	2.97%	19.96%	2.67%	66.61%	0.29%	6.21%	1.29%	100.00%

AVERAGE RESIDENTIAL SALES PRICE

Average Sales Price

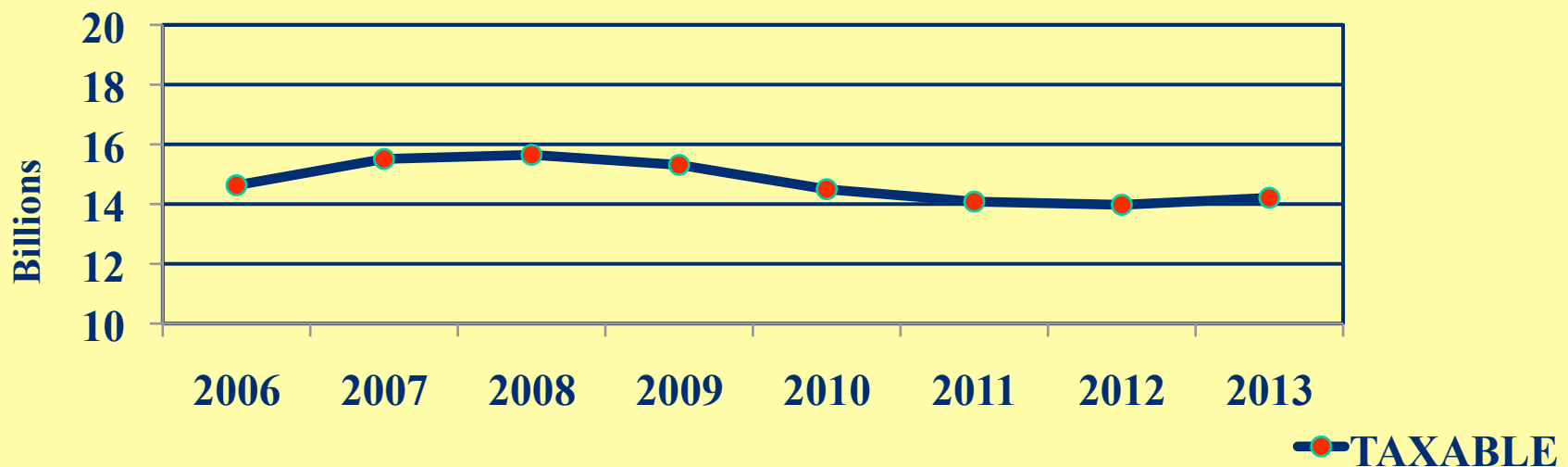


Based on information from the Ann Arbor Area Board of REALTORS® Multiple Listing Service for the period March 2003 through February 2013.

2013 TAXABLE VALUE TENTATIVE

COUNTY TAXABLE VALUE

Year	County Taxable Value	Difference from Previous Year	Percentage of Change
2006	14,629,742,407	936,381,080	6.84%
2007	15,510,438,244	880,695,837	6.02%
2008	15,650,088,801	139,650,557	0.90%
2009	15,312,121,625	(337,967,176)	-2.16%
2010	14,496,599,262	(815,522,363)	-5.33%
2011	14,083,128,684	(413,470,578)	-2.85%
2012	13,976,296,665	(106,832,019)	-0.76%
2013 (Tentative)	14,210,463,343	234,166,678	1.68%



Adjacent Counties 2013

Tentative

County	State Equalized Value	Taxable Value
Wayne	-1.60	-1.20
Genesee	-2.04	-2.43
Oakland	1.10	0.00
Macomb	0.27	-0.55
Livingston	1.69	1.18
St Clair	-4.30	-0.06
Monroe	-0.89	-0.46
Washtenaw	2.10	1.68
Lapeer	-1.80	0.05
State of Michigan	_.?_	_.?_

2013 EQUALIZED and TENTATIVE TAXABLE VALUES

Jurisdiction	COUNTY EQUALIZED			TAXABLE		
	2013 CEV	Diff erence (2013 - 2012)	% of Change	2013 TAXABLE	Diff erence (2013 - 2012)	% of Change
Ann Arbor City	5,494,224,100	199,249,460	3.76%	4,839,870,892	156,652,350	3.34%
Chelsea City	240,659,650	5,380,970	2.29%	226,813,855	1,169,470	0.52%
Milan City	93,755,260	4,933,465	5.55%	90,455,298	3,068,298	3.51%
Saline City	418,584,100	19,340,400	4.84%	409,277,520	15,645,062	3.97%
Ypsilanti City	302,271,002	1,573,821	0.52%	289,614,595	(1,114,502)	-0.38%
Ann Arbor Township	534,004,370	76,280	0.01%	482,821,884	877,925	0.18%
Augusta Township	213,268,617	(6,111,333)	-2.79%	193,198,106	(2,974,907)	-1.52%
Bridgewater Township	98,895,800	(479,400)	-0.48%	82,513,915	(736,990)	-0.89%
Dexter Township	356,523,632	9,509,832	2.74%	308,149,101	8,189,352	2.73%
Freedom Township	118,323,050	4,079,370	3.57%	96,397,119	4,650,039	5.07%
Lima Township	204,202,153	7,718,382	3.93%	178,742,609	6,057,495	3.51%
Lodi Township	388,161,000	(1,647,900)	-0.42%	366,800,002	1,948,658	0.53%
Lyndon Township	141,704,900	3,673,500	2.66%	126,201,726	4,451,196	3.66%
Manchester Township	195,591,400	2,784,250	1.44%	173,332,006	1,109,726	0.64%
Northfi eld Township	360,303,310	10,051,522	2.87%	318,223,600	10,009,471	3.25%
Pitt sfi eld Township	1,725,220,100	17,379,900	1.02%	1,657,008,720	5,252,288	0.32%
Salem Township	397,104,837	18,249,017	4.82%	337,447,980	5,391,303	1.62%
Saline Township	112,548,600	2,298,500	2.08%	87,305,672	3,262,036	3.88%
Scio Township	1,373,292,200	16,166,600	1.19%	1,305,936,354	16,756,312	1.30%
Sharon Township	104,565,806	(1,638,680)	-1.54%	87,241,423	(1,058,465)	-1.20%
Superior Township	579,074,950	(1,535,090)	-0.26%	539,628,109	1,959,115	0.36%
Sylvan Township	196,441,800	338,400	0.17%	178,262,741	(861,202)	-0.48%
Webster Township	424,454,000	11,498,800	2.78%	387,445,708	10,908,594	2.90%
York Township	368,791,200	21,199,651	6.10%	336,050,157	12,358,858	3.82%
Ypsilanti Township	1,137,490,797	(24,187,213)	-2.08%	1,111,724,251	(28,804,804)	-2.53%
Washtenaw County	15,579,456,634	319,902,504	2.10%	14,210,463,343	234,166,678	1.68%
DNR Pitt, OPRA & IFT	246,569,593	(4,318,539)	-1.72%	205,877,767	(4,759,402)	-2.26%
TOTAL COUNTY	15,826,026,227	315,583,965	2.03%	14,416,341,110	229,407,276	1.62%

2013 EQUALIZED and TENTATIVE TAXABLE VALUES

Continued

Jurisdiction	COUNTY EQUALIZED			TAXABLE		
	2013 CEV	Diff erence (2013 - 2012)	% of Change	2013 TAXABLE	Diff erence (2013 - 2012)	% of Change
SCHOOL DISTRICTS	15,579,456,634			14,210,463,343		
Ann Arbor	8,469,280,730	222,847,700	2.70%	7,652,751,248	173,320,943	2.32%
Chelsea	845,475,003	15,018,360	1.81%	759,233,550	8,253,452	1.10%
Clinton	73,547,000	(128,750)	-0.17%	58,958,748	(292,266)	-0.49%
Columbia	14,623,700	(20,050)	-0.14%	11,478,956	127,777	1.13%
Dexter	1,162,066,882	26,854,975	2.37%	1,068,070,733	27,555,514	2.65%
Grass Lake	2,794,760	(51,226)	-1.80%	1,842,113	(83,001)	-4.31%
Lincoln	666,302,217	2,106,567	0.32%	636,722,805	441,276	0.07%
Manchester	365,543,641	5,344,283	1.48%	317,763,816	4,353,157	1.39%
Milan	274,232,460	13,356,165	5.12%	253,313,560	8,655,848	3.54%
Napoleon	338,715	862	0.26%	140,448	2,981	2.17%
Northville	25,455,190	731,440	2.96%	22,303,307	393,227	1.79%
Pinckney	31,907,100	581,100	1.86%	26,561,414	538,031	2.07%
Plymouth Canton	156,159,740	4,696,660	3.10%	135,341,527	1,297,139	0.97%
Saline	1,632,134,900	39,778,051	2.50%	1,536,220,691	28,279,576	1.88%
South Lyon	307,779,257	12,979,857	4.40%	263,310,915	5,370,428	2.08%
Stockbridge	29,001,900	1,400,200	5.07%	24,855,367	1,295,456	5.50%
Van Buren	100,253,600	(10,357,200)	-9.36%	97,490,556	(9,910,081)	-9.23%
Whitmore Lake	268,394,770	6,637,312	2.54%	239,111,911	7,368,827	3.18%
Willow Run	317,113,367	(15,736,183)	-4.73%	301,135,555	(13,635,292)	-4.33%
Ypsilanti	837,051,702	(6,137,619)	-0.73%	803,856,123	(9,166,314)	-1.13%
COMMUNITY COLLEGES	15,579,456,634			14,210,463,343		
Oakland	274,702,327	12,026,827	4.58%	234,006,165	4,198,193	1.83%
Schoolcraft	87,707,900	4,405,290	5.29%	75,237,354	1,477,151	2.00%
Washtenaw	15,217,046,407	303,470,387	2.03%	13,901,219,824	228,491,334	1.67%
INTERMEDIATE SCHOOLS	15,579,456,634			14,210,463,343		
Igham	29,001,900	1,400,200	5.07%	24,855,367	1,295,456	5.50%
Jackson	17,757,175	(70,414)	-0.39%	13,461,517	47,757	0.36%
Lenawee	65,000,668	(449,416)	-0.69%	58,958,748	(292,266)	-0.49%
Livingston	31,907,100	581,100	1.86%	26,561,414	538,031	2.07%
Oakland	307,779,257	12,979,857	4.40%	263,310,915	5,370,428	2.08%
Washtenaw	14,846,142,004	310,390,277	2.14%	13,568,179,992	235,426,987	1.77%
Wayne	281,868,530	(4,929,100)	-1.72%	255,135,390	(8,219,715)	-3.12%

2013 EQUALIZED and TENTATIVE TAXABLE VALUES

Continued

Jurisdiction	COUNTY EQUALIZED			TAXABLE		
	2013 CEV	Diff erence (2013 - 2012)	% of Change	2013 TAXABLE	Diff erence (2013 - 2012)	% of Change
VILLAGES						
Barton Hills	63,168,370	3,744,720	6.30%	54,997,573	969,830	1.80%
Dexter	214,024,800	5,393,900	2.59%	207,346,146	5,231,476	2.59%
Manchester	61,796,600	1,087,850	1.79%	60,055,799	199,545	0.33%
AUTHORITIES						
A. A. T. A.	5,494,224,100	199,249,460	3.76%	4,839,870,892	156,652,350	3.34%
C.A.F.A	783,008,503	17,111,252	2.23%	710,020,931	10,816,959	1.55%
H. C. M. A.	15,579,456,634	319,902,504	2.10%	14,210,463,343	234,166,678	1.68%
Y. C. U. A.	1,439,761,799	(22,613,392)	-1.55%	1,401,338,846	(29,919,306)	-2.09%
Chelsea City - DDA	26,293,690	2,235,930	9.29%	23,542,414	1,690,011	7.73%
Milan City - DDA	4,201,880	(111,710)	-2.59%	3,887,097	(62,612)	-1.59%
Ypsilanti City - DDA	24,305,900	(1,780,200)	-6.82%	22,455,904	(1,801,225)	-7.43%
LIBRARIES						
Ann Arbor District	8,438,948,297	192,515,267	2.33%	7,637,454,458	158,024,153	2.11%
Chelsea District	854,275,863	17,447,839	2.08%	767,628,207	10,206,627	1.35%
Dexter District	1,162,066,882	26,854,975	2.37%	1,068,070,733	27,555,514	2.65%
Manchester District	387,944,750	6,289,520	1.65%	332,700,166	4,789,477	1.46%
Milan Public	93,755,260	4,933,465	5.55%	90,455,298	3,068,298	3.51%
Salem South Lyon District	377,286,687	16,036,267	4.44%	321,532,060	5,022,772	1.59%
Saline District	1,632,134,900	39,778,051	2.50%	1,535,046,144	27,105,029	1.80%
Ypsilanti District	1,763,461,172	(27,342,804)	-1.53%	1,685,591,378	(31,154,513)	-1.81%

2013 ESTIMATED TAX DOLLARS LEVIED IN WASHTENAW COUNTY

Based on 2012 Millage Rates

These numbers will change after the apportionment report is completed

EDUCATION K thru 12		51.95%
Local Schools Operating and Debt		29.80%
State Education Tax		13.22%
Intermediate School Districts		8.93%

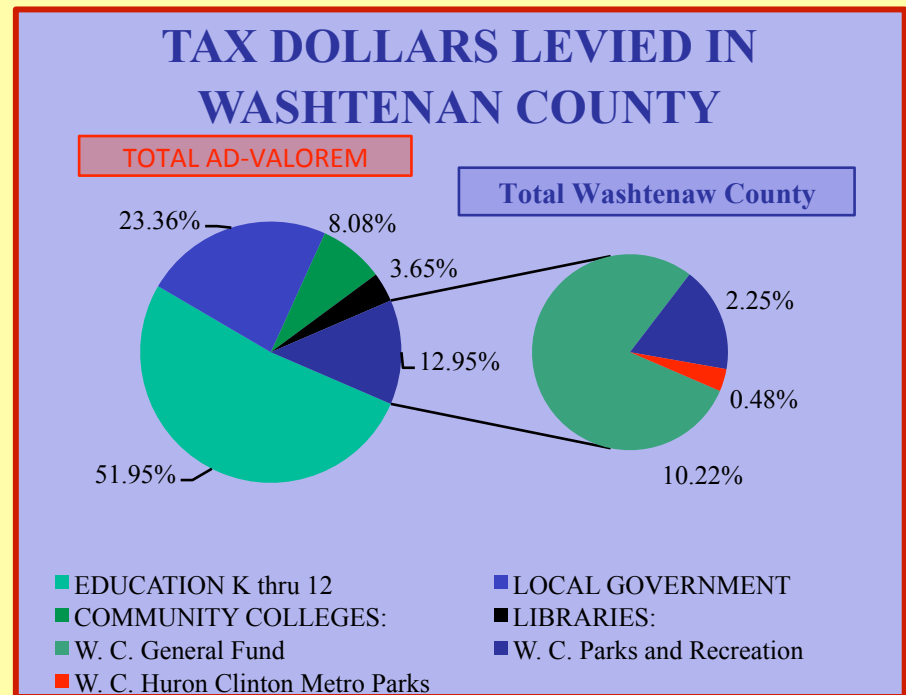
LOCAL GOVERNMENT		23.36%
City Village and Township		22.14%
Authorities		0.22%

WASHTENAW COUNTY		12.96%
General Fund		10.22%
Parks and Recreation		2.25%
Huron Clinton Metro Parks		0.48%

COMMUNITY COLLEGES:		8.08%
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LIBRARIES:		3.65%
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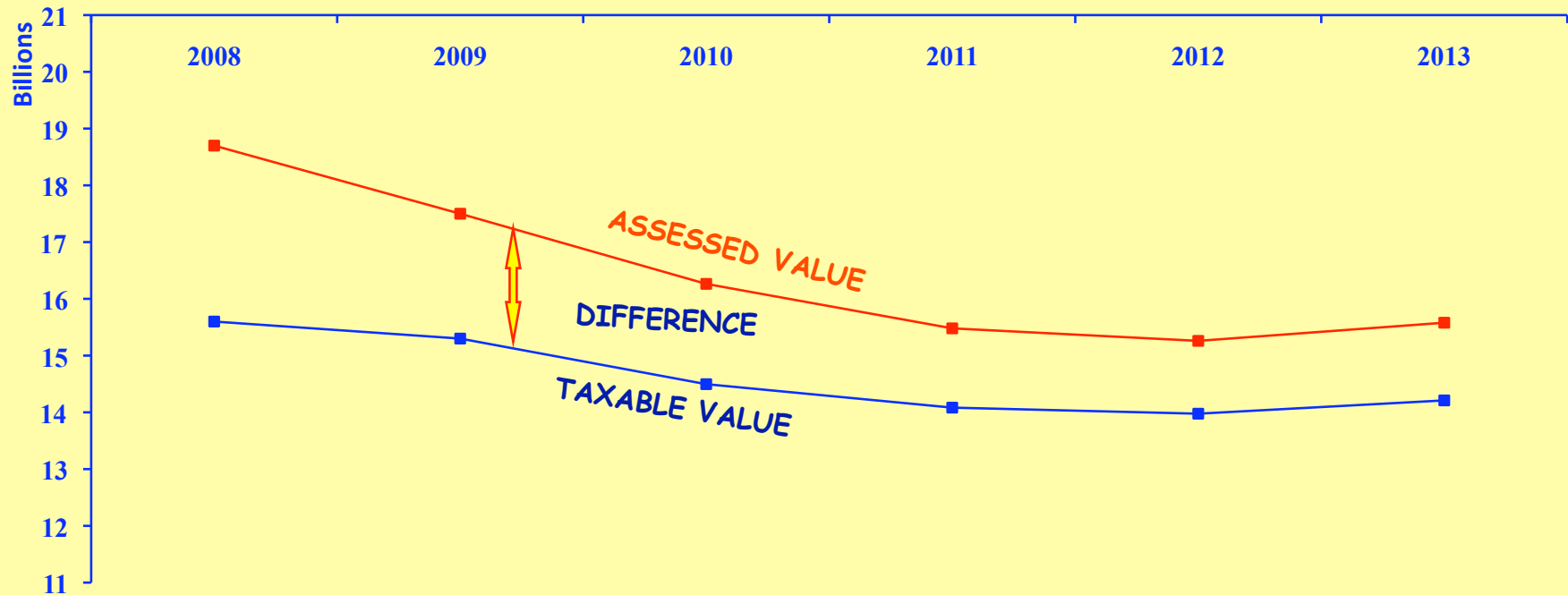
GRAND TOTAL AD-VALOREM		100.00%
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Total Levy \$ 632,299,963 +/-
This Number will change

Source: Washtenaw County Equalization Department

CEV & TAXABLE (TENTATIVE)



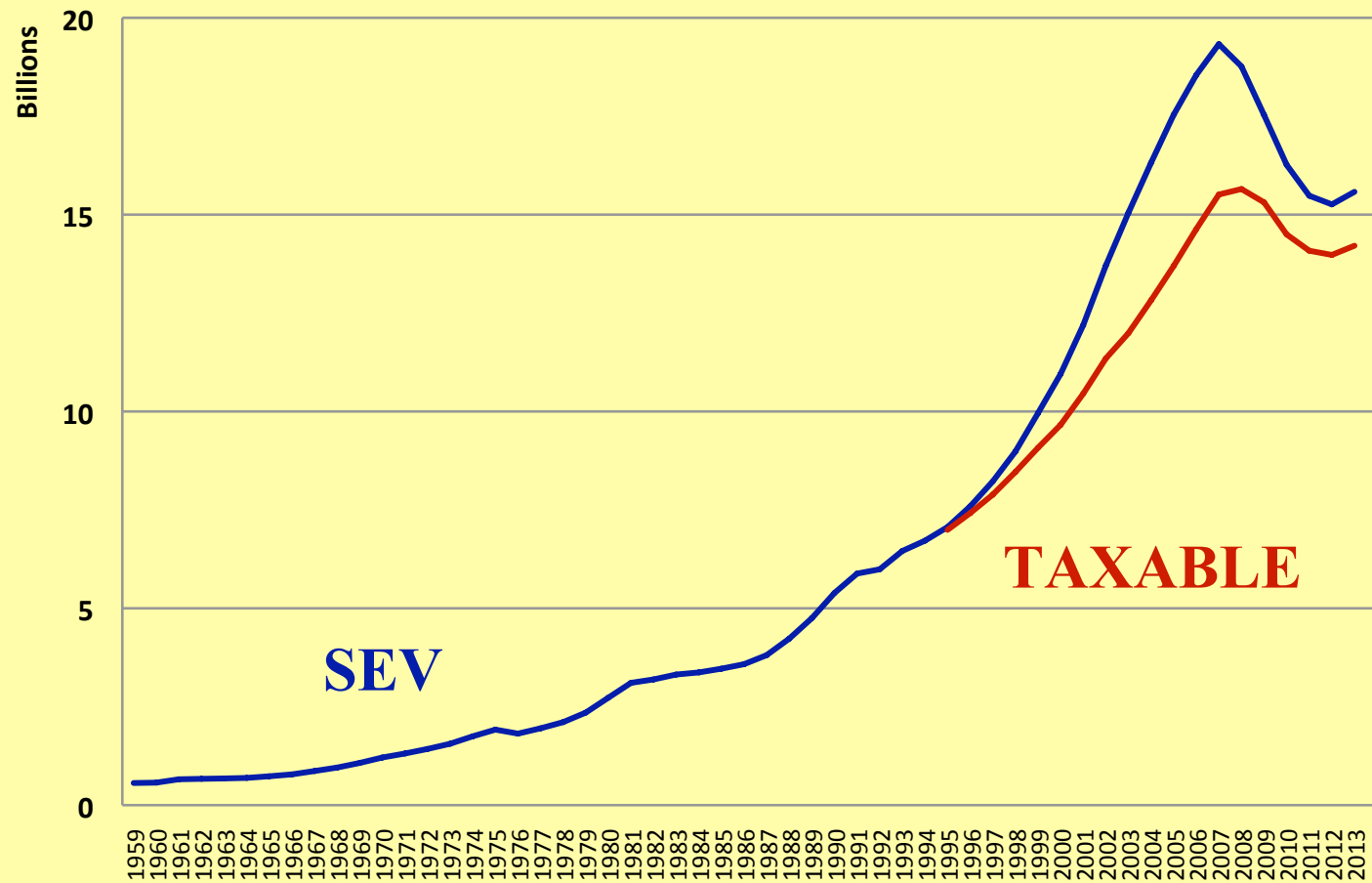
Year	2008	2009	2010	2011	2012	2013
COUNTY EQUALIZED VALUE	18,765,026,863	17,529,497,260	16,263,508,267	15,480,176,123	15,259,554,130	15,579,456,634
TOTAL TAXABLE	15,650,088,801	15,312,121,625	14,496,599,262	14,083,128,684	13,976,296,665	14,210,463,343
DIFFERENCE C.E.V./TAXABLE	3,114,938,062	2,217,375,635	1,766,909,005	1,397,047,439	1,283,257,465	1,368,993,291
PERCENTAGE DIFFERENCE C.E.V./TAXABLE	-16.60%	-12.65%	-10.86%	-9.02%	-8.41%	-8.79%

1959 – 2013 EQUALIZED VALUES

Year	Total SEV	Total Taxable	Year over Year Increase/ Decrease in SEV
1959	562,333,088		
1960	571,892,750		1.70%
1961	657,380,058		14.95%
1962	668,421,000		1.68%
1963	678,255,000		1.47%
1964	691,648,000		1.97%
1965	733,836,400		6.10%
1966	781,373,097		6.48%
1967	866,720,254		10.92%
1968	954,613,294		10.14%
1969	1,071,980,429		12.29%
1970	1,210,113,881		12.89%
1971	1,311,645,362		8.39%
1972	1,427,515,960		8.83%
1973	1,559,616,348		9.25%
1974	1,749,151,568		12.15%
1975	1,918,248,701		9.67%
1976	1,817,230,348		-5.27%
1977	1,951,499,413		7.39%
1978	2,109,069,777		8.07%
1979	2,351,348,527		11.49%
1980	2,730,410,472		16.12%
1981	3,106,482,982		13.77%
1982	3,193,708,272		2.81%
1983	3,318,295,039		3.90%
1984	3,371,409,647		1.60%
1985	3,466,707,417		2.38%
1986	3,580,781,045		3.29%

Year	Total SEV	Total Taxable	Year over Year Increase/ Decrease in SEV	Year over Year Increase/ Decrease in TAXABLE
1987	3,810,766,536		6.42%	
1988	4,229,977,221		11.00%	
1989	4,750,077,125		12.30%	
1990	5,390,268,390		13.48%	
1991	5,882,226,696		9.13%	
1992	5,990,899,608		1.85%	
1993	6,456,162,804		7.77%	
1994	6,717,463,432		4.05%	
1995	7,063,561,166	6,991,654,122		4.08%
1996	7,588,824,479	7,417,538,423		6.09%
1997	8,222,788,510	7,887,194,490		6.33%
1998	8,981,072,796	8,461,897,840		7.29%
1999	9,955,398,867	9,077,146,725		7.27%
2000	10,951,329,363	9,659,379,194		6.41%
2001	12,191,018,138	10,449,795,056		8.18%
2002	13,702,101,826	11,345,352,436		8.57%
2003	15,045,690,552	11,987,681,623		5.66%
2004	16,314,985,717	12,821,032,767		6.95%
2005	17,534,623,609	13,693,361,327		6.80%
2006	18,545,553,160	14,629,742,407		6.84%
2007	19,330,951,897	15,510,438,244		6.02%
2008	18,765,026,863	15,650,088,801		0.90%
2009	17,529,497,260	15,312,121,625		-2.16%
2010	16,263,508,267	14,496,599,262		-5.33%
2011	15,480,176,123	14,083,128,684		-2.85%
2012	15,259,554,130	13,976,296,665		-0.76%
2013	15,579,456,634	14,210,463,343		1.68%

55 YEARS OF WASHTENAW COUNTY EQUALIZED VALUES



2013 IFT ASSESSED and TAXABLE VALUE

	2013 ASSESSED VALUE			2013 TAXABLE TOTAL
	INDUSTRIAL FACILITES TAX			
	1/2 RATE	FULL RATE	TOTAL	
TOWNSHIPS:				
Ann Arbor	6,108,140	0	6,108,140	6,108,140
Lima	2,274,953	0	2,274,953	2,217,607
Manchester	4,698,650	0	4,698,650	4,698,650
Northfield	1,732,600	0	1,732,600	1,704,470
Pittsfield	14,902,900	0	14,902,900	14,902,900
Scio	10,346,300	0	10,346,300	10,346,300
Superior	37,315,520	0	37,315,520	35,699,093
Webster	4,527,700	0	4,527,700	4,527,700
York	48,202,000	0	48,202,000	43,354,800
Ypsilanti	17,851,100	0	17,851,100	17,851,100
CITIES:				
Ann Arbor	10,742,200	0	10,742,200	9,790,807
Chelsea	13,748,030	0	13,748,030	13,656,026
Milan	0	0	0	0
Saline	31,696,400	0	31,696,400	31,014,106
Ypsilanti	0	0	0	0
Total	204,146,493	0	204,146,493	195,871,699

DNR: Act 513 of 2004

PILT

	<u>2013 SEV</u>	<u>2013 Taxable</u>
• Dexter Township	11,023,300	2,607,994
• Lima Township		464,900
54,617		
• Lyndon Township	22,902,700	4,524,387
• Northfield Township	66,000	58,710
• Saline Township	10,200	2,141
• Sharon Township	2,891,600	417,529
• Sylvan Township	3,401,300	810,149
• York Township		17,800
2,600		
• Ypsilanti Township	108,800	76,618
• Saline City	137,300	52,251

Total County: 41,023,900 8,606,996

Moved from Ad Valorem Roll to Act 513 Roll

2013 DDA/TIFA/LDFA Districts

Unit		Ad-Valorem Capture	IFT Capture
Ann Arbor City	DDA, Brownfield	179,839,856	0
Chelsea City	DDA, Brownfield	14,255,842	3,369,540
Milan City	DDA	0	0
Saline City (Estimated)	DDA, TIFA, LDFA	44,394,433	17,375,987
Ypsilanti City	DDA, TIFA, LDFA,	7,312,448	0
Northfield Township	DDA	1,554,663	841,050
Scio Township	DDA, Brownfield	95,056,062	3,266,150
Superior Township	Brownfield	0	48,530
York Township	Brownfield	22,011,300	43,354,801
Ypsilanti Township	LDFA	8,437,400	0
Dexter Village	DDA, Brownfield	10,857,585	0
Manchester Village	DDA	0	0
Total Capture Value		383,719,589	68,895,069
2013 County Tax Rate		5.7518	2.8759
2013 County Tax		2,207,078	198,135
Increase \$269,856		County Tax Dollars	2,405,214

2013 EQUIVALENT TAXABLE VALUE

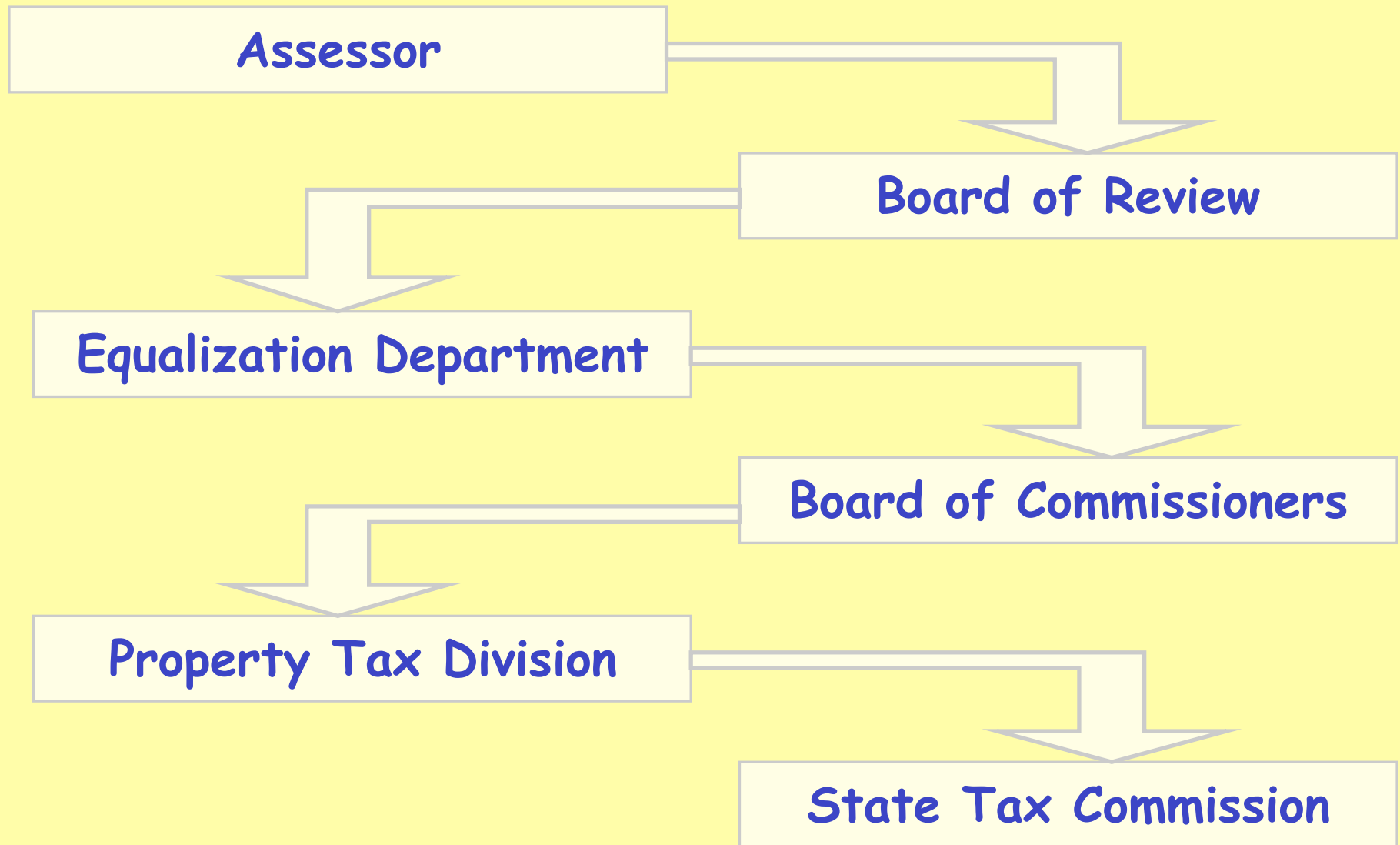
	TAXABLE
Ad Valorem Roll (Tentative)	14,210,463,343
IFT ½ Rate * 195,871,699 / 2 =	+ 97,935,850
IFT Full Rate	+ 0
DNR PILT Program	+ 8,606,996
CVT DDA, TIFA, LDFA, Brownfield	- 418,167,123
Ypsilanti City Opra District	+1,399,072
2013 Equivalent County Taxable Value	13,900,238,138
2012 Equivalent County Taxable Value	13,715,477,328
2013 Percentage of Change	+1.35%

WASHTENAW COUNTY GENERAL FUND

	2013
Equivalent Taxable Value	13,900,238,138
General Operating Tax Rate	4.5493
Estimated Tax Revenue	\$ 63,236,353.00
Approved Budget Reaffirmed 11/2012	\$ 60,909,052.00
Difference	\$ 2,327,301.00

ADDITIONAL SLIDES

Flow Chart



S.E.V./TAXABLE

	2013 S.E.V.	2013 Taxable (Tentative)	Difference	Percentage of Difference
Agricultural	468,594,082	266,783,937	201,810,145	43.07%
Commercial	3,150,373,822	2,762,719,095	387,654,727	12.31%
Industrial	421,721,241	404,908,189	16,813,052	3.99%
Residential	10,512,640,729	9,781,425,213	731,215,516	6.96%
Developmental	45,968,620	21,627,985	24,340,635	52.95%
Total Real	14,599,298,494	13,237,464,419	1,361,834,075	9.33%
Personal	980,158,140	972,998,924	7,159,216	0.73%
Total Real & Personal	15,579,456,634	14,210,463,343	1,368,993,291	8.79%

CONSUMERS PRICE INDEX

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2002	177.100	177.800	178.800	179.800	179.800	179.900	180.100	180.700	181.000	181.300	181.300	180.900
2003	181.700	183.100	184.200	183.800	183.500	183.700	183.900	184.600	185.200	185.000	184.500	184.300
2004	185.200	186.200	187.400	188.000	189.100	189.700	189.400	189.500	189.900	190.900	191.000	190.300
2005	190.700	191.800	193.300	194.600	194.400	194.500	195.400	196.400	198.800	199.200	197.600	196.800
2006	198.300	198.700	199.800	201.500	202.500	202.900	203.500	203.900	202.900	201.800	201.500	201.800
2007	202.416	203.499	205.352	206.686	207.949	208.352	208.299	207.917	208.490	208.936	210.177	210.036
2008	211.080	211.693	213.528	214.823	216.632	218.815	219.964	219.086	218.783	216.573	212.425	210.228
2009	211.143	212.193	212.709	213.240	213.856	215.693	215.351	215.834	215.969	216.177	216.330	215.949
2010	216.687	216.741	217.631	218.009	218.178	217.965	218.011	218.312	218.439	218.711	218.803	219.179
2011	220.223	221.309	223.467	224.906	225.964	225.722	225.922	226.545	226.889	226.421	226.23	225.672
2012	226.665	227.663	229.392	230.085	229.815	229.478	229.104	230.379	231.407			
2013												

October 2011 thru September 2012 **2742.311**

=

1.024CPI

(211.34d(L))

October 2010 thru September 2011 **2677.640**

EXEMPTED PROPERTIES

	Parcels	Assessed Value	Taxable Value
• 2002	77	5,825,860	5,102,434
• 2003	54	6,900,400	5,114,347
• 2004	84	8,326,750	7,319,871
• 2005	58	4,799,250	3,611,144
• 2006	34	3,349,428	1,990,458
• 2007	52	4,627,050	2,925,403
• 2008	57	20,236,070	17,648,049
• 2009	97	9,876,290	7,729,394
• 2010	31	158,732,200	158,181,407
• 2011	75	3,715,647	2,910,344
• 2012	163	4,097,270	3,821,335
• 2013	86	5,299,448	4,577,429
Totals	868	235,785,663	220,931,615
<hr/>			
2013 Market Value		252,325,515	240,063,399

ANALYSIS OF THE 2013 COUNTY ASSESSMENT ROLLS

	Parcels	Assessed Value	Taxable Value
Equal To Each Other	69,244 51.45%	6,575,797,991 42.21%	6,575,797,991 46.27%
With In 5 Percent of Each Other	29,318 21.78%	3,729,865,589 23.94%	3,651,492,645 25.70%
Greater Than 5 Percent of Each Other	36,033 26.77%	5,273,793,054 33.85%	3,983,172,707 28.03%
County Total	134,595	15,579,456,634	14,210,463,343

How Many Parcel Increased Value	76,086 56.53%	91,729 68.15%
How Many Parcels Decreased Value	41,062 30.51%	31,435 23.36%
How Many Parcel Were Unchanged	17,447 12.96%	11,431 8.49%

2013 LARGEST TAXPAYERS

	2013 S.E.V.	2013 Taxable	Difference	Percentage of Difference
DETROIT EDISON- MICH CON	228,228,181	227,445,927	782,254	0.34%
MCKINLEY ASSOCIATES	143,305,700	124,972,841	18,332,859	12.79%
Toyota Motor *	124,666,400	119,447,483	5,218,917	4.19%
Ford Motor, ACH*	70,389,000	66,809,371	3,579,629	5.09%
Briarwood Complex	65,662,500	61,834,253	3,828,247	5.83%
Dominos Farms	65,127,530	61,702,401	3,425,129	5.26%
International Transmission	49,253,090	49,085,341	167,749	0.34%
Hyundia	40,398,330	38,719,810	1,678,520	4.15%
THC ANN ARBOR LLC	37,770,000	36,598,464	1,171,536	3.10%
HUB EISENHOWER PROPERTIES	35,936,100	34,700,184	1,235,916	3.44%

* Includes IFT Value

2013 Board of Review Action Report

- Number of Appeals to the Board of Reviews 2,793
- Number of Appeals Granted 1,250
- Total Assessed Value Changed - 18,262,899
- Total Taxable Value Changed - 17,809,924
- Poverty Exemptions Applied For 106
- Poverty Exemptions Granted 78

CALCULATION OF TAXABLE VALUE

2013 Taxable Value for a parcel of property is the Lower of:

1) 2013 SEV for the parcel

or

**2) 2013 Capped Value for the parcel which is
calculated as follows:**

**(2012 Taxable Value – Losses) X (The lower of 1.05 or
the Inflation Rate of 1.024) + Additions**

***Note: Providing there was NOT a “Transfer of Ownership” on the property
in the year 2012.***

***If there was a “Transfer of Ownership” in the year 2012, The SEV
becomes the taxable value in the year 2013.***

Uncapped Taxable Value

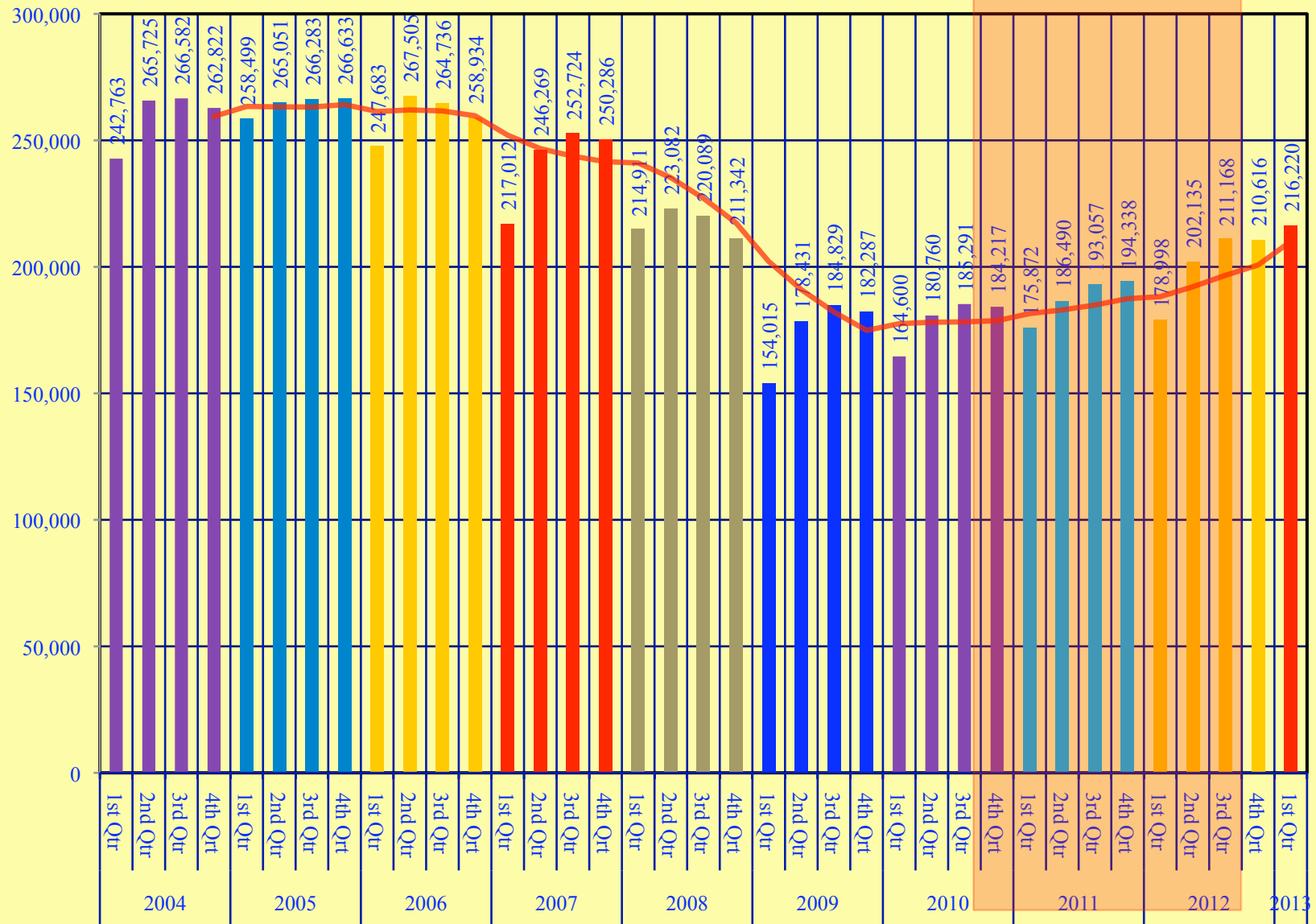
- 2013 SEV for the parcel 100,000
- 2013 Capped Value 85,000
- Taxable Value 85,000
- Note :

Assume this property sold for 220,000

in year 2012, taxable value becomes

100,000

AVERAGE RESIDENTIAL SALES PRICE



Based on information from the Ann Arbor Area Board of REALTORS® Multiple Listing Service for the period 2004 through 2013.

WASHTENAW COUNTY

C.P.I. / TV / S.E.V. / CTY O.T.R.

YEAR	C.P.I.	TV % +/-	SEV % +/-	CTY O.T.R.
2013	2.400%	1.68%	2.10%	4.5493
2012	2.700%	-0.76%	-1.43%	4.5493
2011	1.700%	-2.85%	-4.82%	4.5493
2010	-0.300%	-5.33%	-7.22%	4.5493
2009	4.400%	-2.16%	-6.58%	4.5493
2008	2.300%	0.90%	-2.93%	4.5493
2007	3.700%	6.02%	4.23%	4.5493
2006	3.300%	6.84%	5.77%	4.5493
2005	2.300%	6.80%	7.48%	4.5713
2004	2.300%	6.95%	8.44%	4.6110
2003	1.500%	5.66%	9.81%	4.6384
2002	3.200%	8.57%	12.40%	4.6683
2001	3.200%	8.18%	11.32%	4.7174
2000	1.900%	6.41%	10.00%	4.7598
1999	1.600%	7.27%	10.85%	4.7978
1998	2.700%	7.29%	9.22%	4.8263
1997	2.800%	6.33%	8.35%	4.8268
1996	2.800%	6.09%	7.44%	4.8268
1995	2.600%	4.08%	5.15%	4.8268

C.P.I. = CONSUMERS PRICE INDEX: S.E.V. = STATE EQUALIZED VALUE

CTY O.T.R. = COUNTY OPERATING TAX RATE: TV = TAXABLE VALUE

STATE TAX COMMISSION

2013 EQUALIZATION CALENDAR

Excerpts from bulletin No. 10 of 2012

- **Dec. 1, 2012** - Results of equalization studies should be reported to assessors of each Township and City.
- **December 31, 2012** - Tax day for 2013 assessments and 2013 property taxes. MCL 211.2.
- **January 2, 2013** - Deadline for counties to file 2012 equalization studies for 2013 starting bases with State Tax Commission (STC) for all classifications in all units on STC form L-4018. [R 209.41].
- **February 18, 2013** - Deadline for county equalization director to publish in a newspaper the tentative equalization ratios and estimated SEV multipliers for 2013. MCL 211.34a (3rd Monday in February).
- **March 4, 2013** - The 2013 assessment roll shall be completed and certified by the assessor. MCL 211.24(1).
- **March 5, 2013** - The assessor/supervisor shall submit the 2013 certified assessment roll to the Board of Review (BOR). MCL 211.29(1) (Tuesday after 1st Monday in March).
- **April 1, 2013** - Last day for MBOR protest of assessed value, taxable value, property classification or denial by assessor of continuation of qualified agricultural property exemption. MCL 211.30a.

STATE TAX COMMISSION

2013 EQUALIZATION CALENDAR

Excerpts from bulletin No. 10 of 2012

- **April 3, 2013** - The township supervisor or assessor shall deliver the completed assessment roll, with BOR certification, to the county equalization director not later than the tenth day after adjournment of the board of review or by the Wednesday following the first Monday in April, whichever date occurs first. MCL 211.30(6).
- **April 9, 2013** - County Board of Commissioners meets in equalization session. MCL 209.5 and 211.34.
- **April 15, 2013** - Equalization director files separate Form L-4023 for each unit in the county with the STC no later than the third Monday in April. STC Rule 209.41(8) MCL 211.150(4).
- **May 6, 2013** - Deadline for filing official County Board of Commissioners report of county equalization (L-4024) with STC. MCL 209.5(2) (1st Monday in May).
- **May 6, 2013** - Deadline for assessor to file tabulation of Taxable Valuations for each classification of property with the county equalization director on STC form L-4025 to be used in “Headlee” calculations. MCL 211.34d(2). (1st Monday in May)
- **May 13, 2013** - Preliminary state equalization valuation recommendations presented by the Assessment and Certification Division staff to the State Tax Commission. MCL 209.2.
- **May 28, 2013** - State Equalization Proceeding - Final State Equalization order is issued by State Tax Commission. MCL 209.4.

STATE TAX COMMISSION

2013 EQUALIZATION CALENDAR

Excerpts from bulletin No. 10 of 2012

- **May 31, 2013** - If as a result of State Equalization the taxable value of property changes, the Equalization Director shall revise the millage reduction fractions by this date (Friday following the fourth Monday in May). MCL 211.34d(2).
- **June 3, 2013** - County Equalization Director calculates current year millage reduction fractions including those for inter-county taxing jurisdictions. The completed, verified STC form L-4028 is filed with the County Treasurer and the STC on or before the first Monday in June. MCL 211.34d(3).
- **June 24, 2013** - Deadline for equalization directors to file tabulation of final Taxable Valuations with the State Tax Commission on STC form L-4046. MCL 211.27d (fourth Monday in June).
- **June 28, 2013** - Deadline for County Equalization Director to file Interim Status Report of the ongoing study for the current year. [R 209.41].
- **October *** - County prosecutor is obligated by statute to furnish legal advice promptly regarding the apportionment report. A County Board of Commissioners shall not authorize the levy of a tax unless the governing body of the taxing jurisdiction has certified that the requested millage has been reduced, if necessary, in compliance with Section 31 of Article 9 of the State Constitution of 1963 and MCL 211.34d, 211.37 and 211.34(1). The County Board also receives certifications that Truth in Taxation hearings have been held if required. MCL 211.24e.

STATE TAX COMMISSION

2013 EQUALIZATION CALENDAR

Excerpts from bulletin No. 10 of 2012

- **October 31, 2013** - October apportionment session of the County Board of Commissioners to examine certificates, direct spread of taxes in terms of millage rates to be spread on Taxable Valuations. County Equalization Director submits apportionment report to the STC. MCL 211.37.