

2020

CITY of TROY

Assessment Roll

&

Board of Review

Report

City of Troy
Board of Review
ANNUAL REPORT
2020 ASSESSMENT ROLL

2020 Board of Review:

John Howard Adams, Chairman
James Hatch
Frank Strahl

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

April 1, 2020

TO: The Honorable Mayor and City Council

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

RE: 2020 Assessment Roll Report and Board of Review Minutes

It is my pleasure to present to you the 2020 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 **2020 Assessment Roll** is summarized as follows:

Total Assessed Value	Total Taxable Value	Residential Taxable Value	Commercial Taxable Value	Industrial Taxable Value	Personal Taxable Value
6,916,181,470	5,265,784,420	3,524,719,650	1,024,716,730	335,525,460	380,822,580

The Assessed Value increase for 2020 is \$379,817,300 or a 5.8% increase from 2019.

This year the **Taxable Value** increased \$179,789,310 or 3.3%.

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

Year	Assessed Value	Increase (Decrease)	%	Taxable Value	Increase (Decrease)	%
2020	6,916,181,470	379,817,300	5.80	5,265,784,420	179,789,310	3.30
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

The Consumer Price Index in Michigan for 2020 Taxable Value was set at 1.9%, a multiplier of 1.019 (2.4% 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
2020	6,916,181,470	5,265,784,420	38.07	380,822,580	37.37
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 2020 is \$ 380,822,580, a decrease of \$5,359,730 or 1.40%. 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 lesser 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	% +,-
2020	380,822,580	(5,359,730)	(1.40)
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)

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	% +,-
2020	7,745,800	(433,630)	(5.30)
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)

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 7 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 %+,-
2020	421,121,610	323,435,390	97,686,220	111,929,340	0.20
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, Troy Senior Leasing, Midtown Apartments and Harrison Poolside Troy** apartments.

The **TCF Brownfield** is in its 12th year. The 2020 Taxable Value is 367,930, an increase of \$6,860, or 1.90% from the 2019 value.

TCF BRA History and Capture Changes					
Year	Total BRA	Real	Personal	Capture	Capture %+,-
2020	367,930	367,930	0	169,990	4.20
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 7th year. The 2020 Taxable Value is \$4,970,720. The Captured Taxable Value is \$3,945,080. The decrease is due to the depreciation of the Personal Property.

MJR BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+,-
2020	4,970,720	4,338,450	632,270	3,945,080	(0.001)
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	

The **Somerset Shoppes BRA** is in its 3rd year. It shows a captured Taxable Value of \$680,220.

Somerset Shoppes BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+,-
2020	2,459,440	1,791,000	668,440	680,220	998.0
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 no captured Taxable Value for 2020.

Troy Senior Leasing (MSC) BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+,-
2020	685,900	685,900	0	0	
2019	893,400	893,400	0	13,560	
2018					

The **Midtown Apartments BRA** has no captured Taxable Value for 2020.

Midtown Apartments (MTA) BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+,-
2020	652,060	652,060	0	0	
2019	2,135,070	1,972,880	162,190	116,130	
2018					

The **Harrison Poolside Troy (HPT) BRA** has no captured Taxable Value for 2020.

Midtown Apartments (MTA) BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+,-
2020	160,300	160,300	0	0	
2019	377,460	377,460	0	8,840	
2018					

This is the 17th 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 below details the **History of the SmartZone**.

SmartZone Totals					
Year	TOTAL SZ	Real	Personal	Capture	Capture %+,-
2020	20,779,280	16,545,550	4,233,730	6,331,900	9.26
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 2020 Assessment Year there are 27,291 residential parcels in the City of Troy. They have an average Assessed Value (A/V) of \$167,405, and an average Market Value of \$343,510. The average Taxable Value (T/V) for these parcels is \$129,153.

There were 897 valid residential sales in the 2019 calendar year. The total sale price was \$329,384,940, with an average sale price of \$367,207. The lowest recorded residential sale was \$45,000 and the highest recorded residential sale was \$1,100,000.

There were also 181 sales of condominiums in 2019. They totaled \$40,918,645, with an average sale price of \$226,070. The lowest recorded condominium sale was \$91,124 and the highest recorded condominium sale was \$795,000.

There were 2,565 deeds processed by the Office Assistant staff in the Assessing Department in 2019. 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 1,936 Commercial or Industrial zoned parcels in the City of Troy. These parcels encompass 5,963 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.

I should also mention the extraordinary work performed by the citizen volunteers who served on the 2020 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

**2020 March Board of Review
2020 Assessment Roll Summary**

Type	Count	Assessed Value	Taxable Value
Agricultural Real	0	0	0
Commercial Real	1,009	1,458,982,980	1,024,716,730
Industrial Real	927	489,737,240	335,525,460
Residential Real	27,291	4,586,638,670	3,524,719,650
Total Real	29,227	6,535,358,890	4,884,961,840
Commercial Personal	5,544	267,297,450	267,297,450
Industrial Personal	400	44,004,220	44,004,220
Utility Personal	19	69,520,910	69,520,910
Deletes	0		
Total Personal	5,963	380,822,580	380,822,580
Total of Roll	35,190	6,916,181,470	5,265,784,420

Percent Changes by Class			
Assessed Value Percent Change		Taxable Value Percent Change	
	%		%
Residential	5.50	Residential	4.20
Commercial	7.90	Commercial	1.80
Industrial	8.90	Industrial	1.00
Personal	(1.40)	Personal	(1.40)
Overall A/V	5.80	Overall T/V	3.30

Percent of Total Roll (A/V = Assessed Value, T/V = Taxable Value)					
	A/V %	T/V %		A/V %	T/V %
Residential	66.32	66.94	Real	94.49	92.77
Commercial	21.10	19.46	Personal	5.51	7.23
Industrial	7.08	6.37			
Personal	5.51	7.23			
Total	100.00	100.00	Total	100.00	100.00

Averages				
	Sale Price	Market Value	Assessed Value	Taxable Value
Residential	367,207			
897 Sales @ \$329,384,940	High Sale	1,100,000	Low Sale	45,000
Condo	226,070			
181 Sales @ \$40,918,645	High Sale	795,000	Low Sale	91,124
Combined Residential & Condo	343,510	334,809	167,405	129,153
1,078 Sales @ \$370,303,585	High Sale	1,000,000	Low Sale	45,000

**2020 March Board of Review
2020 Assessment Roll Summary**

Ratio of Taxable Value to Market Value

Total Market Value (including Personal Property)	13,832,362,940
Total Taxable Value (including Personal Property)	10,531,568,840

Ratio of T/V to M/V (including Personal Property) %	38.07
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Total Market Value (No Personal Property)	13,070,717,780
Total Taxable Value (No Personal Property)	9,769,923,680

Ratio of T/V to M/V (No Personal Property) %	37.37
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By Type (No Personal Property)	Assessed Value	Market Value	Taxable Value	Ratio
Commercial	1,726,280,430	3,452,560,860	1,292,014,180	37.42
Industrial	603,262,370	1,206,524,740	449,050,590	37.22
Residential	4,586,638,670	9,173,277,340	3,524,719,650	38.42

DDA Statistics

	Base	2020 T/V	2020 Capture
Total	309,192,270	421,121,610	111,929,340

Troy Brownfield #4 - TCF Bank Statistics

	Base	2020 T/V	2020 Capture
Total	197,940	367,930	169,990

Troy Brownfield #6 - MJR Theater Statistics

	Base	2020 T/V	2020 Capture
Total	1,025,640	4,970,720	3,945,080

Troy Brownfield #7 - Troy Senior Leasing Statistics

	Base	2020 T/V	2020 Capture
Total	879,840	685,900	0

Troy Brownfield #8 - Somerset Shoppes Statistics

	Base	2020 T/V	2020 Capture
Total	1,843,250	2,459,440	680,220

Troy Brownfield #9 - Mid Town Apartments Statistics

	Base	2020 T/V	2020 Capture
Total	2,032,700	652,060	0

Troy Brownfield #10 - Harrison Poolside Troy Apartments Statistics

	Base	2020 T/V	2020 Capture
Total	368,620	160,300	0

Troy Smart Zone (SZ) Statistics

	Base	2020 T/V	2020 Capture
Total	14,447,380	20,779,280	6,331,900

**2020 March Board of Review
2020 Assessment Roll Summary**

2019 Millage Rates (2020 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
63150	TROY	30.2507	6.7791	37.0298	36.8745	13.4029	50.2774
63070	Avondale	29.3066	5.8352	35.1418	38.3966	14.9252	53.3218
63010	Birmingham	32.6875	5.3592	38.0467	37.9331	11.0457	48.9788
63080	Bloomfield	29.3424	5.8710	35.2134	35.1193	11.6479	46.7672
63280	Lamphere	34.0500	10.5786	44.6286	35.8175	12.3461	48.1636
63040	Royal Oak	31.3277	1.7447	33.0724	47.3925	1.7447	49.1372
50230	Warren	35.5116	1.7447	37.2563	47.7864	1.7447	49.5311

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

Top Twenty Taxpayers - 2020

Rank	Name	2018 A/V	2018 T/V	Parcels	Activity	% of Total T/V
1	Somerset Collections	95,817,520	58,558,600	5	Somerset Mall	1.11
2	DTE	44,069,090	43,704,870	17	Utility	0.83
3	Troy Apts	73,219,900	30,792,120	25	Apartment Leasing	0.58
4	Troy Officentre	26,739,140	26,487,590	7	Office Leasing	0.50
5	Urbanal	34,687,130	24,639,700	5	Oakland Mall	0.47
6	CC Troy	33,780,940	22,205,180	4	Office Leasing	0.42
7	Consumers Energy	21,836,210	21,717,310	12	Utility	0.41
8	Wilshire Plaza	19,008,040	16,809,920	3	Office Leasing	0.32
9	Kelly	24,798,460	15,966,860	7	Corporate HQ	0.30
10	Bostick	18,994,710	15,660,670	27	Various Leasing	0.30
11	755 Tower Assoc	24,103,140	15,411,090	2	Office Leasing	0.29
12	Macy's	18,226,480	14,899,410	4	Retail	0.28
13	Troy Beaver Realty	17,198,160	14,288,160	2	Office Leasing	0.27
14	Delphi	25,620,770	13,905,370	2	Corporate HQ	0.26
15	Regents Park	16,770,920	13,892,860	3	Apartment Leasing	0.26
16	SCA 100	15,197,790	13,087,420	1	Office Leasing	0.25
17	Children's Hospital	13,384,490	12,402,340	2	Hospital	0.24
18	Nemer Place	13,132,560	10,755,270	5	Office Leasing	0.20
19	Somerset Place	18,768,000	10,724,030	1	Office Leasing	0.20
20	Gables of Troy	16,479,480	10,131,620	4	Apartment Leasing	0.19
		571,832,930	406,040,390	138		7.71

**City of Troy - Assessing Department
2020 Commercial Industrial Roll Summary by Use**

Count	Use	Sq Ft	Acres	2020 A/V	2020 T/V	\$/Sq Ft A/V	\$/Sq Ft T/V
18	Auto Dealer	768,848	95.231	31,402,880	22,144,710	81.69	57.60
33	Banks	134,796	40.468	13,559,370	10,431,180	201.18	154.77
5	Barber/Beauty	6,740	1.339	449,390	382,010	133.35	113.36
2	Bowling Centers	71,115	11.217	667,770	667,770	18.78	18.78
4	Clubhouses	100,268	21.832	4,653,610	4,313,260	92.82	86.03
15	Day Care Centers	129,950	22.210	6,054,290	5,243,800	93.18	80.70
67	Engineering	2,805,252	234.823	90,008,510	61,654,730	64.17	43.96
49	Garage, Serv, Gas	242,650	37.963	12,548,720	9,942,410	103.43	81.95
2	Hangars - Storage	24,928	0.000	329,880	270,320	26.47	21.69
3	Health Clubs	161,623	16.292	5,103,440	4,379,600	63.15	54.20
1	Hospital	61,522	4.070	10,321,610	9,339,460	335.54	303.61
13	Hotel/Motel	1,425,919	63.035	46,435,940	38,586,830	65.13	54.12
633	Industrial LM	11,787,504	860.074	299,929,980	200,301,880	50.89	33.99
38	Loft	1,771,500	113.799	33,519,540	22,742,640	37.84	25.68
22	Markets	303,685	42.665	12,885,670	10,426,090	84.86	68.66
85	Medical	714,293	66.725	38,156,860	30,081,190	106.84	84.23
5	Mini Lube	10,081	2.181	691,070	558,920	137.10	110.89
2	Mortuaries	30,404	3.679	1,281,690	1,088,260	84.31	71.59
64	Multiple	6,586,151	482.824	193,505,150	109,087,770	58.76	33.13
1	Multiple Assisted	59,270	3.260	3,070,260	2,708,450	103.60	91.39
2	Multiple PILOT	387,872	22.846	0	0	0.00	0.00
7	Multiple Senior	511,805	34.219	23,892,160	20,648,740	93.36	80.69
258	Office	17,113,355	1,010.401	658,443,400	450,439,220	76.95	52.64
49	Restaurants	470,743	52.574	35,754,110	27,386,580	151.91	116.35
26	Restaurants FF	85,665	21.620	7,927,050	6,708,730	185.07	156.63
24	Row House (Res NC)	28,866	5.692	875,110	793,240	60.63	54.96
4	Shop' Cntr Comm	434,513	38.311	11,363,010	8,011,290	52.30	36.87
63	Shop' Cntr Nghbd	1,100,068	116.782	56,445,450	42,868,330	102.62	77.94
3	Shop' Cntr Regional	1,584,986	61.386	128,439,100	81,382,690	162.07	102.69
2	Skating Rinks	278,254	23.896	9,876,430	8,536,590	70.99	61.36
7	Stores Dept	1,671,014	87.757	43,357,040	31,984,680	51.89	38.28
14	Stores Disc	800,483	80.442	25,590,650	23,281,200	63.94	58.17
45	Stores Retail	521,741	54.906	22,833,790	19,099,480	87.53	73.21
2	Stores Whse	370,213	38.170	9,797,300	8,365,010	52.93	45.19
1	Theaters	76,067	12.484	5,818,060	4,338,450	152.97	114.07
4	Veterinary	13,345	1.836	824,400	702,700	123.55	105.31
12	Whse Dist	667,328	58.563	13,282,470	10,303,290	39.81	30.88
8	Whse Mini	510,938	30.186	6,929,060	5,776,600	27.12	22.61
4	Whse Mini HR	530,836	13.044	12,452,560	9,875,060	46.92	37.21
40	Whse Strge	1,253,348	96.508	28,758,030	19,562,050	45.89	31.22
2	Whse Transit	68,295	19.960	4,907,630	2,976,190	143.72	87.16
1,639	Totals	55,676,234	4,005.270	1,912,142,440	1,327,391,400	143.72	87.16

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

2019 Oakland County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2019 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	8.4706	Southfield Twp	0.6000
Auburn Hills	11.2998	Holly Twp	2.4334
Berkley	16.8238	Rose Twp	3.0356
Beverly Hills Village	13.5993	Commerce Twp	3.0634
Bingham Farms Village	9.4000	Novi Twp	3.1466
Birmingham	14.3584	Groveland Twp	4.7651
Bloomfield Hills	10.9766	Oakland Twp	5.6580
Bloomfield Twp	12.4875	Lyon Twp	6.8116
Brandon Twp	7.0275	Brandon Twp	7.0275
Clarkston Village	18.4133	Highland Twp	7.9593
Clawson	24.4614	Springfield Twp	7.9721
Commerce Twp	3.0634	Milford Twp	8.0654
Farmington	19.9715	Orchard Lake Village (City)	8.3212
Farmington Hills	18.7298	Addison Twp	8.4706
Fenton	10.1847	Orion Twp	8.5299
Ferndale	25.4184	Franklin Village	9.0000
Franklin Village	9.0000	Bingham Farms Village	9.4000
Groveland Twp	4.7651	White Lake Twp	10.1129
Hazel Park	37.3338	Fenton	10.1847
Highland Twp	7.9593	** Troy **	10.2437
Holly Twp	2.4334	Lake Angelus	10.4500
Holly Village (Ind Twp)	14.8806	Rochester Hills	10.4605
Holly Village (RH)	15.4828	Waterford Twp	10.5256
Huntington Woods	23.5608	Novi	10.5376
Independence Twp	10.7688	Oxford Twp	10.6483
Keego Harbor	16.1375	Independence Twp	10.7688
Lake Angelus	10.4500	Bloomfield Hills	10.9766
Lake Orion Village	18.7295	Auburn Hills	11.2998
Lathrup Village (City)	21.8006	West Bloomfield Twp	11.8579
Leonard Village	15.4706	Bloomfield Twp	12.4875
Lyon Twp	6.8116	Wolverine Lake Village	12.6364
Madison Heights	25.2883	Rochester	12.7671
Milford Twp	8.0654	Royal Oak Twp	13.0818
Milford Village	16.1137	Beverly Hills Village	13.5993
Northville	17.0253	Wixom	14.2784
Novi	10.5376	Birmingham	14.3584
Novi Twp	3.1466	Holly Village (Ind Twp)	14.8806
Oak Park	35.0460	Ortonville Village	15.0275
Oakland Twp	5.6580	Leonard Village	15.4706

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

2019 Oakland County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2019 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)	8.3212	Holly Village (RH)	15.4828
Orion Twp	8.5299	Milford Village	16.1137
Ortonville Village	15.0275	Keego Harbor	16.1375
Oxford Twp	10.6483	Berkley	16.8238
Oxford Village	17.5059	Northville	17.0253
Pleasant Ridge	21.4131	South Lyon	17.0562
Pontiac	18.3307	Oxford Village	17.5059
Rochester	12.7671	Royal Oak	18.1187
Rochester Hills	10.4605	Pontiac	18.3307
Rose Twp	3.0356	Clarkston Village	18.4133
Royal Oak	18.1187	Lake Orion Village	18.7295
Royal Oak Twp	13.0818	Farmington Hills	18.7298
South Lyon	17.0562	Farmington	19.9715
Southfield	27.8275	Walled Lake	20.1806
Southfield Twp	0.6000	Sylvan Lake	20.5352
Springfield Twp	7.9721	Pleasant Ridge	21.4131
Sylvan Lake	20.5352	Lathrup Village (City)	21.8006
** Troy **	10.2437	Huntington Woods	23.5608
Walled Lake	20.1806	Clawson	24.4614
Waterford Twp	10.5256	Madison Heights	25.2883
West Bloomfield Twp	11.8579	Ferndale	25.4184
White Lake Twp	10.1129	Southfield	27.8275
Wixom	14.2784	Oak Park	35.0460
Wolverine Lake Village	12.6364	Hazel Park	37.3338

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

2019 Macomb County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2019 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	3.4753
Armada Village	21.9453	Richmond Twp	4.6876
Bruce Twp	8.3614	Lenox Twp	6.2049
Center Line	37.1731	Macomb Twp	6.3292
Chestefield Twp	9.3397	Armada Twp	6.5312
Clinton Twp	17.1052	Washington Twp	8.3485
Eastpointe	41.8388	Bruce Twp	8.3614
Fraser	31.7518	Harrison Twp	9.1741
Grosse Pointe Shores	17.7031	Shelby Twp	9.2999
Harrison Twp	9.1741	Chestefield Twp	9.3397
Lenox Twp	6.2049	** Troy **	10.2437
Macomb Twp	6.3292	New Baltimore	13.9779
Memphis	15.8571	Memphis	15.8571
Mount Clemens	24.5073	Sterling Heights	16.2069
New Baltimore	13.9779	Richmond	16.2187
New Haven Village	17.8214	Clinton Twp	17.1052
Ray Twp	3.4753	Romeo Village (Bruce)	17.3529
Richmond	16.2187	Grosse Pointe Shores	17.7031
Richmond Twp	4.6876	New Haven Village	17.8214
Romeo Village (Bruce)	17.3529	Romeo Village (Washington)	18.8241
Romeo Village (Washington)	18.8241	Utica	21.0182
Roseville	24.9171	Armada Village	21.9453
Shelby Twp	9.2999	Mount Clemens	24.5073
St Clair Shores	24.9009	St Clair Shores	24.9009
Sterling Heights	16.2069	Roseville	24.9171
** Troy **	10.2437	Warren	27.5658
Utica	21.0182	Fraser	31.7518
Warren	27.5658	Center Line	37.1731
Washington Twp	8.3485	Eastpointe	41.8388

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

2019 Wayne County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2019 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	24.6593	Canton Twp Chrtr	2.9110
Belleville	16.5067	Brownstown Twp	4.5878
Brownstown Twp	4.5878	Sumpter Twp	4.7415
Canton Twp Chrtr	2.9110	Plymouth Twp	5.1884
Dearborn	26.7000	Van Buren Twp	7.3364
Dearborn Heights	23.6099	Huron Twp	7.7075
Detroit	33.5827	Northville Twp	8.6564
Ecorse	38.1380	** Troy **	10.2437
Flat Rock	19.9982	Livonia	13.3510
Garden City	26.2384	Grosse Isle Twp	14.9137
Gibraltar	19.0853	Grosse Pointe Farms	14.9500
Grosse Isle Twp	14.9137	Plymouth	15.2286
Grosse Pointe	18.2219	Northville	15.9176
Grosse Pointe Farms	14.9500	Redford Twp	15.9563
Grosse Pointe Park	17.4093	Romulus	16.4966
Grosse Pointe Shores	17.7031	Belleville	16.5067
Grosse Pointe Woods	21.5214	Grosse Pointe Park	17.4093
Hamtramck	24.8099	Grosse Pointe Shores	17.7031
Harper Woods	26.0653	Grosse Pointe	18.2219
Highland Park	55.4095	Westland	18.8112
Huron Twp	7.7075	Gibraltar	19.0853
Inkster	38.1012	Flat Rock	19.9982
Lincoln Park	21.3154	Riverview	20.4800
Livonia	13.3510	Rockwood	20.6163
Melvindale	33.9929	Lincoln Park	21.3154
Northville	15.9176	Grosse Pointe Woods	21.5214
Northville Twp	8.6564	Woodhaven	22.3544
Plymouth	15.2286	Wyandotte	22.7500
Plymouth Twp	5.1884	Dearborn Heights	23.6099
Redford Twp	15.9563	Allen Park	24.6593
River Rouge	34.4594	Trenton	24.7506
Riverview	20.4800	Hamtramck	24.8099
Rockwood	20.6163	Wayne	24.8750
Romulus	16.4966	Harper Woods	26.0653
Southgate	26.8056	Garden City	26.2384
Sumpter Twp	4.7415	Dearborn	26.7000
Taylor	27.0960	Southgate	26.8056
Trenton	24.7506	Taylor	27.0960
** Troy **	10.2437	Detroit	33.5827
Van Buren Twp	7.3364	Melvindale	33.9929
Wayne	24.8750	River Rouge	34.4594
Westland	18.8112	Inkster	38.1012
Woodhaven	22.3544	Ecorse	38.1380
Wyandotte	22.7500	Highland Park	55.4095

2020
Top Twenty Taxpayers
Troy City (All)
City of Troy Assessing Department

Rank	Name	2020 A/V	2020 T/V	Count	Activity	% of Total
1	Somerset Colections	95,817,520	58,558,600	5	Somerset Mall	1.11
2	DTE	44,069,090	43,704,870	17	Utility	0.83
3	Troy Apts	73,219,900	30,792,120	25	Apartment Leasing	0.58
4	Troy Officentre	26,739,140	26,487,590	7	Office Leasing	0.50
5	Urbanca	34,687,130	24,639,700	5	Oakland Mall	0.47
6	CC Troy	33,780,940	22,205,180	4	Office Leasing	0.42
7	Consumers Energy	21,836,210	21,717,310	12	Utility	0.41
8	Wilshire Plaza	19,008,040	16,809,920	3	Office Leasing	0.32
9	Kelly	24,798,460	15,966,860	7	Corporate HQ	0.30
10	Bostick	18,994,710	15,660,670	27	Various Leasing	0.30
11	755 Tower Assoc	24,103,140	15,411,090	2	Office Leasing	0.29
12	Macy's	18,226,480	14,899,410	4	Retail	0.28
13	Troy Beaver Realty	17,198,160	14,288,160	2	Office Leasing	0.27
14	Delphi	25,620,770	13,905,370	2	Corporate HQ	0.26
15	Regents Park	16,770,920	13,892,860	3	Apartment Leasing	0.26
16	SCA 100	15,197,790	13,087,420	1	Office Leasing	0.25
17	Children's Hospital	13,384,490	12,402,340	2	Hospital	0.24
18	Nemer Place	13,132,560	10,755,270	5	Office Leasing	0.20
19	Somerset Place	18,768,000	10,724,030	1	Office Leasing	0.20
20	Gables of Troy	16,479,480	10,131,620	4	Apartment Leasing	0.19
Totals		571,832,930	406,040,390			7.71

Total A/V **Total T/V**
6,916,181,470 5,265,764,420

% Total A/V **% Total T/V**
8.27 7.71

2020

**Top Twenty Taxpayers
Troy School District 63150**

City of Troy Assessing Department

Rank	Name	2020 A/V	2020 T/V	Count	Activity	% of Total
1	Somerset Collection	95,817,520	58,558,600	5	Somerset Mall	1.11
2	DTE	34,475,970	34,111,750	9	Utility	0.65
3	Troy Apts IV	73,219,900	30,792,120	25	Apartment Leasing	0.58
4	Troy Officenter	26,739,140	26,487,590	7	Office Leasing	0.50
5	CC Troy	33,780,940	22,205,180	4	Office Leasing	0.42
6	Bostick	37,110,410	18,602,840	12	Office Leasing	0.35
7	Consumers Energy	18,515,160	18,396,260	6	Utility	0.35
8	900 Tower	26,739,750	16,809,920	3	Office Leasing	0.32
9	Kelly Properties	24,798,460	15,966,660	7	Corporate HQ	0.30
10	755 Tower	26,739,140	15,411,090	2	Office Leasing	0.29
11	Troy Beaver Realty	26,739,160	14,288,160	2	Office Leasing	0.27
12	Delphi	53,478,770	13,905,370	2	Corporate HQ	0.26
13	Regents Park	26,739,920	13,892,860	3	Apartment Leasing	0.26
14	SCA-100	15,197,790	13,087,420	1	Office Leasing	0.25
15	Children's Hospital	13,384,490	12,402,340	2	Hospital	0.24
16	Nemer Troy Place	13,132,560	10,755,270	5	Office Leasing	0.20
17	Somerset Place	18,768,000	10,724,030	1	Office Leasing	0.20
18	Gables of Troy	26,739,480	10,131,620	4	Office Leasing	0.19
19	Tyler Technologies	13,463,820	9,979,380	2	Office Leasing	0.19
20	Sheffield Owner	20,764,620	9,781,400	3	Office Leasing	0.19
Totals		626,345,000	376,289,860			7.15

Total A/V	Total T/V
6,916,181,470	5,265,764,420
% Total A/V	% Total T/V
9.06	7.15

2020

Top Twenty Taxpayers

Troy DDA

City of Troy Assessing Department

Rank	Name	2020 A/V	2020 T/V	Count	Activity	% of Total
1	Somerset Collection	95,817,520	58,558,600	5	Somerset Mall	1.11
2	Troy Office Center	26,739,140	26,487,590	7	Office Leasing	0.50
3	CC Troy	33,780,940	22,205,180	4	Office Leasing	0.42
4	Wilshire Plaza	19,008,040	16,809,920	3	Office Leasing	0.32
5	755 Tower	24,103,140	15,411,090	2	Office Leasing	0.29
6	Kelly Services	20,354,220	13,467,230	5	Corporate HQ	0.26
7	Children's Hospital	13,384,490	12,402,340	2	Hospital	0.24
8	Nemer Troy Place	13,132,560	10,755,270	5	Office Leasing	0.20
9	Somerset Place	18,768,000	10,724,030	1	Office Leasing	0.20
10	Liberty Investments	13,044,710	9,164,510	2	Office Leasing	0.17
11	Macy's	12,397,380	9,070,310	2	Retail	0.17
12	Gelleria of Troy	9,807,280	7,218,000	1	Office Leasing	0.14
13	Nordstrom	10,277,500	6,869,840	2	Retail	0.13
14	NS International	8,636,610	5,928,190	2	Office Leasing	0.11
15	Neiman Marcus	7,122,870	5,224,680	2	Retail	0.10
16	LSTC	5,533,220	5,159,330	3	Office Leasing	0.10
17	Sheffield Owner	11,867,510	4,996,990	2	Office Leasing	0.09
18	Summit Wilshire	8,018,320	4,956,250	2	Office Leasing	0.09
19	Troy 888	6,681,070	4,941,190	4	Office Leasing	0.09
20	Bostick 801	4,822,330	4,822,330	2	Office Leasing	0.09
Totals		363,296,850	255,172,870			4.85

Total A/V	Total T/V
6,916,181,470	5,265,764,420
% Total A/V	% Total T/V
5.25	4.85

2020

Top Twenty Taxpayers

Avondale School District

City of Troy Assessing Department

Rank	Name	2020 A/V	2020 T/V	Count	Activity	% of Total
1	Northfield Commons	3,922,420	3,287,990	1	Retail	0.06
2	Nino Salvaggio's	3,932,350	3,250,700	2	Retail	0.06
3	Caswell Properties	5,083,180	3,198,220	2	Retail/Apartment	0.06
4	HCR Manorcare	3,704,000	3,152,510	1	Assisted Living	0.06
5	Sunrise Troy Assisted Living	2,354,020	1,835,320	1	Assisted Living	0.03
6	DTE	1,607,860	1,607,860	1	Utility	0.03
7	Bostick	1,189,330	931,370	8	Residence	0.02
8	Consumer's Energy	886,840	886,840	1	Utility	0.02
9	Petruzzello's	833,640	778,990	1	Catering	0.01
10	Troy Professional	1,009,710	733,420	2	Office Leasing	0.01
11	Kroger	603,290	603,290	1	Retail	0.01
12	Amberwood Townhomes	687,830	495,240	1	Apartment Leasing	0.01
13	Comcast	473,060	473,060	1	Cable/Internet	0.01
14	Boji	447,400	447,400	1	Residence	0.01
15	Rest/Ret LLC	1,289,300	428,130	1	Restaurant	0.01
16	Nikolla	423,460	399,090	1	Residence	0.01
17	Giri	375,150	375,150	1	Residence	0.01
18	Murad	367,100	367,100	1	Residence	0.01
19	Dedaj	503,490	361,170	2	Residence	0.01
20	Abou	387,980	354,410	1	Residence	0.01
Totals		30,081,410	23,967,260			0.46

Total A/V	Total T/V
6,916,181,470	5,265,764,420
% Total A/V	% Total T/V
0.43	0.46

2020

Top Twenty Taxpayers
Birmingham School District

City of Troy Assessing Department

Rank	Name	2020 A/V	2020 T/V	Count	Activity	% of Total
1	Grand/Sakwa	6,483,190	5,534,490	3	Retail	0.11
2	Target	4,729,770	4,350,791	2	Retail	0.08
3	DTE	4,333,880	4,333,880	2	Utility	0.08
4	Home Depot	4,679,580	3,539,650	2	Retail	0.07
5	SP Industrial	4,054,410	3,201,250	3	Industrial Leasing	0.06
6	International Transmission	3,017,970	3,017,970	1	Utility	0.06
7	Kohl's	2,706,700	2,524,110	2	Retail	0.05
8	Kroger	2,431,290	2,268,700	2	Retail	0.04
9	LA Fitness	1,738,680	1,354,560	2	Fitness Center	0.03
10	BB Investments	1,436,180	1,243,020	5	Vacant Residential Lots	0.02
11	Consumer's Energy	749,050	749,059	1	Utility	0.01
12	Secured Storage	905,850	716,286	2	Mini Storage	0.01
13	Prater	715,780	715,785	1	Residence	0.01
14	Fishman	705,390	705,395	1	Residence	0.01
15	Wolverine Carbide	1,068,970	680,560	1	Industrial	0.01
16	Ess Prissa LLC	757,610	674,654	1	Mini Storage	0.01
17	Bazo	789,040	671,961	6	Residence	0.01
18	B & B Properties	842,270	646,256	2	Industrial Leasing	0.01
19	Goldfish Swim School	679,530	637,856	2	Swim School	0.01
20	Uppal	673,240	595,145	5	Residence	0.01
Totals		43,498,380	38,161,378			0.72

Total A/V	Total T/V
6,916,181,470	5,265,764,420
% Total A/V	% Total T/V
0.63	0.72

2020

Top Twenty Taxpayers
Bloomfield Hills School District
City of Troy Assessing Department

Rank	Name	2020 A/V	2020 T/V	Count	Activity	% of Total
1	Windemere Park	3,070,260	2,708,450	1	Assisted Living	0.05
2	DTE	973,960	973,960	2	Utility	0.02
3	LSTC California	1,556,710	938,960	1	Office Leasing	0.02
4	Reid	900,670	900,670	1	Residence	0.02
5	Malik	718,770	718,770	1	Residence	0.01
6	Dedvukaj	708,050	708,050	1	Residence	0.01
7	Mac Neill	706,090	706,090	1	Residence	0.01
8	Pllumaj	740,500	663,890	2	Residence	0.01
9	Kissoondial	672,090	662,170	1	Residence	0.01
10	Camaj	630,250	630,250	1	Residence	0.01
11	Khan	602,180	602,180	1	Residence	0.01
12	Rao	608,850	600,190	1	Residence	0.01
13	Jain	583,690	583,690	1	Residence	0.01
14	Lee	582,490	582,490	1	Residence	0.01
15	Hajjar	756,210	579,130	1	Residence	0.01
16	Choudhary	576,110	576,110	1	Residence	0.01
17	Veluru	573,240	573,240	1	Residence	0.01
18	Shah	679,870	556,430	1	Residence	0.01
19	Durgham	552,890	552,890	1	Residence	0.01
20	Varghese	532,130	532,130	1	Residence	0.01
Totals		16,725,010	15,349,740			0.29

Total A/V	Total T/V
6,916,181,470	5,265,764,420
% Total A/V	% Total T/V
0.24	0.29

2020

Top Twenty Taxpayers
Lamphere Public Schools

City of Troy Assessing Department

Rank	Name	2020 A/V	2020 T/V	Count	Activity	% of Total
1	Urbanca	38,639,960	28,250,720	9	Oakland Mall	0.54
2	MGA Research	8,988,470	8,988,470	1	Engineering	0.17
3	Oakland Plaza Tower	7,819,440	6,412,800	3	Retail	0.12
4	Oakland Square	6,905,210	6,317,090	3	Retail	0.12
5	Macy's	5,829,100	5,829,100	2	Retail	0.11
6	Sears	3,940,530	3,925,270	1	Retail	0.07
7	JC Penney	4,424,160	3,803,730	2	Retail	0.07
8	Wolverine Carbide	2,550,750	2,197,860	2	Industrial	0.04
9	400 John R LLC	2,386,230	2,170,590	1	Retail	0.04
10	Hansons Properties	3,365,940	2,071,400	1	Industrial	0.04
11	Bostick	2,105,150	1,765,640	4	Industrial	0.03
12	600 Data Center	1,358,280	1,083,860	1	Engineering	0.02
13	Managed Way	1,000,000	1,000,000	1	Office Leasing	0.02
14	LGA 3 LLC	781,160	781,160	1	Retail	0.01
15	Executive Real Estate	1,101,320	726,040	1	Industrial Leasing	0.01
16	Oakland Commerce	980,970	670,670	1	Industrial Leasing	0.01
17	La Force	988,050	617,100	1	Industrial	0.01
18	Becker	884,400	600,240	3	Industrial	0.01
19	Sportmans's Warehouse	535,190	535,190	1	Retail	0.01
20	570 Executive LLC	837,330	524,360	1	Industrial	0.01
Totals		95,421,640	78,271,290			1.49

Total A/V	Total T/V
6,916,181,470	5,265,764,420
% Total A/V	% Total T/V
1.38	1.49

2020

**Top Twenty Taxpayers
Royal Oak Public Schools**

City of Troy Assessing Department

Rank	Name	2020 A/V	2020 T/V	Count	Activity	% of Total
1	Cole OFC	4,052,210	3,543,530	1	Office Leasing	0.07
2	Troy Hotels	4,389,660	3,407,260	1	Hotel/Motel	0.06
3	HOV Services	3,372,510	3,372,510	1	Leased Equipment	0.06
4	250 Stephenson LLC	4,205,970	2,740,080	1	Office Leasing	0.05
5	Holiday Inn Express	2,828,940	2,536,320	2	Hotel/Motel	0.05
6	Troy 750 Stephenson	2,339,320	2,339,320	1	Office Leasing	0.04
7	SourceHOV	3,374,120	2,302,570	1	Healthcare Services	0.04
8	Kostal of America	3,651,850	2,109,330	2	Corporate HQ	0.04
9	Troy 500 Stephenson	1,507,340	1,507,340	1	Office Leasing	0.03
10	Office Ventures	2,100,620	1,437,200	1	Office Leasing	0.03
11	Site One Landscape	1,447,090	1,238,880	2	Landscape Services	0.02
12	North American Bancard	1,009,490	1,009,490	1	Corporate HQ	0.02
13	Continental Catering	1,000,670	1,000,670	1	Catering	0.02
14	Data Sale Co	924,870	924,870	1	Corporate HQ	0.02
15	Source Corp BPS	806,040	806,040	1	Corporate HQ	0.02
16	Phoenix Wire Works	1,182,260	755,680	1	Industrial	0.01
17	Intraco Corp	1,165,480	713,680	2	Industrial	0.01
18	Robbins Park	1,416,700	691,440	1	Office Leasing	0.01
19	Deal Investments	896,230	623,510	1	Office Leasing	0.01
20	Special Tree Rehabilitation	694,640	607,060	2	Rehabilitation Services	0.01
Totals		42,366,010	33,666,780			0.64

Total A/V	Total T/V
6,916,181,470	5,265,764,420
% Total A/V	% Total T/V
0.61	0.64

2020

**Top Twenty Taxpayers
Warren Consolidated Schools
City of Troy Assessing Department**

Rank	Name	2020 A/V	2020 T/V	Count	Activity	% of Total
1	Troy Tech Park	12,491,940	8,582,750	5	Engineering Leasing	0.16
2	920 on The Park	7,683,510	6,630,390	1	Senior Apartments	0.13
3	Edinburgh Properties	8,299,930	5,922,370	1	Industrial Leasing	0.11
4	Home Properties	7,701,180	4,720,680	2	Apartment Leasing	0.09
5	Bostick	5,228,870	4,126,440	16	Industrial Leasing	0.08
6	Elder Ford	3,234,980	2,391,870	1	Auto Dealer	0.05
7	Indusco Inv CO	3,117,920	2,011,430	1	Industrial Leasing	0.04
8	DTE	1,940,670	1,940,670	1	Utility	0.04
9	Lukowski Yarema	3,173,380	1,822,970	5	Industrial	0.03
10	First Industrial	3,062,210	1,683,800	6	Industrial Leasing	0.03
11	American Polish Cultural Cente	1,852,440	1,658,600	3	Catering	0.03
12	Tire Wholesalers	1,816,930	1,467,810	2	Tire Sales/Warehouse	0.03
13	1099 Chicago	1,481,700	1,324,820	1	Engineering Leasing	0.03
14	1740 E Maple	1,354,740	1,238,250	1	Industrial	0.02
15	Ring Road Properies	1,261,530	1,193,750	1	Engineering Leasing	0.02
16	John R Spring	3,111,440	1,170,390	1	Spring Repair	0.02
17	Dequindre RE Investments	1,577,350	1,078,460	4	Industrial	0.02
18	Tepel Land Co	1,760,510	1,067,520	7	Printing	0.02
19	Maple Office Park	1,036,450	1,035,840	2	Office Leasing	0.02
20	D & R Chicago	2,333,710	1,030,810	3	Industrial	0.02
Totals		73,521,390	52,099,620			0.99

Total A/V	Total T/V
6,916,181,470	5,265,764,420
% Total A/V	% Total T/V
1.06	0.99

2020

Board of Review

Minutes

TUESDAY, MARCH 3, 2020

12:45 PM - The 2020 Board of Review met at the Troy City offices. Howard Adams was elected to the Chair. Also serving were Frank Strahl 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.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/3/2020	001.01:10PM	88-20-02-153-044	Michalczak, Agata	1345 Hollins Hall	02-153-044
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
175,610	175,610	172,500	172,500	(3,110)	(3,110)

The Petitioner Submitted The Sale Price For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$172,500 In A Split Decision.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/3/2020	002.01:20PM	88-20-06-403-001	Gorman III, Thomas E & Katherine	6467 Red Oak	06-403-001
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
285,380	282,890	247,850	247,850	(37,530)	(35,040)

The Petitioner Submitted Comparables And An Appraisal For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$247,850 With One Board Member Recusing Himself.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/3/2020	003.01:30PM	88-20-07-202-028	Cueny, Mark E & Polly R	5763 Clearview	07-202-028
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
372,320	372,320	372,320	372,320	0	0

The Petitioner Submitted An Ongoing Land Boundary Dispute For The Board To Review. The Board Voted No Change With One Board Member Recusing Himself.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/3/2020	004.01:40PM	88-20-19-303-001	Witoszynski, Michael	3360 Adams	19-303-001
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
145,880	145,880	140,000	140,000	(5,880)	(5,880)

The Petitioner Submitted Comparables For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$140,000 In A Split Decision.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/3/2020	005.01:50PM	88-20-02-153-081	Guo, Lily	1372 Hollins Hall	02-153-081
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
199,300	185,960	182,500	182,500	(16,800)	(3,460)

The Petitioner Submitted A Comparable 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
3/3/2020	006.02:00PM	88-20-24-104-021	Boopalam, Chandrashekar	3894 Sandpiper	24-104-021
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
276,360	276,360	276,360	276,360	0	0

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

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/3/2020	007.02:10PM	88-20-12-429-011	Brikho, Ahlam & Anthony	2882 English	12-429-011
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
129,420	129,420	129,420	129,420	0	0

The Petitioner Submitted The 2019 Sale Price And Lack Of Updates For The Board To Review. The Board Voted No Change.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/3/2020	008.02:20PM	88-20-09-277-010	Hussain, Ashfaq	71 Habrand	09-277-010
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
121,060	99,650	121,060	99,650	0	0

The Petitioner Submitted The 2016 Sale Price For The Board To Review. The Board Voted No Change.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/3/2020	008.06.10PM	88-20-21-231-003	Sandhu, Jagmail & Surinder	122 Miracle	21-231-003
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
164,470	105,610	152,570	105,610	(11,900)	0

The Petitioner Disputed The Assessed Value Of The Property. The Board Voted To Reduce The Assessed Value To \$152,570 With No Change To The Taxable Value.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/3/2020	009.07.20PM	88-20-14-353-002	Cholaveti, Suresh	4215 Easton Way	14-353-002
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
273,700	273,700	273,700	273,700	0	0

The Petitioner Submitted An Appraisal For The Board To Review. The Board Voted No Change.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/3/2020	010.07.40PM	88-20-07-202-014	Merten, Mark & Kristen	5784 Algonquin	07-202-014
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
402,240	402,240	390,000	390,000	(12,240)	(12,240)

The Petitioner Submitted The Condition Of The Home And Comparables For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$390,000.

2020

Board of Review

Minutes

MONDAY, MARCH 9, 2020

9:00 AM - The 2020 Board of Review met for the second session at the Troy City offices. Howard Adams called the meeting to order. Also present were Frank Strahl, James Hatch and City Assessor, Nino Licari, serving as the Secretary. The following appeals were heard. The Board adjourned at 5:00 PM.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/9/2020	011.10:10AM	88-20-19-353-006	Mattia, Marvin	3183 Weathervane	19-353-006

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
144,850	143,890	119,890	119,890	(24,960)	(24,000)

The Petitioner Submitted The Condition Of The Home For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$119,890.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/9/2020	012.10:20AM	88-20-12-426-013	Nassir, Mariam	2871 Santia	12-426-013

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
212,160	212,160	202,500	202,500	(9,660)	(9,660)

The Petitioner Submitted The Sale Price For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$202,500.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/9/2020	013.10:30AM	88-20-05-402-025	Kim, Christian & Myoung	6481 Basswood	05-402-025

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
251,700	251,700	202,000	202,000	(49,700)	(49,700)

The Petitioner And His Mortgage Lender Submitted Comparables And An Appraisal For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$202,000.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/9/2020	014.10:40AM	88-20-20-402-006	Brunner, Linda Page	3396 Alpine	20-402-006

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
150,730	89,520	172,080	89,520	21,350	0

The Petitioner Submitted Comparables For The Board To Review. The Board Voted To Increase The Assessed Value To \$172,080 With No Change To The Taxable Value.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/9/2020	015.11:00AM	88-20-12-326-011	Koenke Trust, Douglas William	5243 Saffron	12-326-011

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
163,230	163,230	163,230	163,230	0	0

The Petitioner Submitted Comparables For The Board To Review. The Board Voted No Change With One Board Member Recusing Himself.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/9/2020	016.11:10AM	88-20-17-476-031	Rauch, Gerald A & Tracy A	4187 Penrose	17-476-031

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
319,950	273,660	273,660	273,660	(46,290)	0

The Petitioner Submitted Comparables For The Board To Review. The Board Voted To Reduce The Assessed Value To \$273,660 With No Change To The Taxable Value In A Split Decision.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/9/2020	017.01:00PM	88-20-06-426-006	Gumma, Peter & Abby	2070 Chalgrove	06-426-006

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
434,870	355,640	434,870	355,640	0	0

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

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/9/2020	018.01:20PM	88-20-20-426-021	Kompella, Murty	1754 Muer	20-426-021

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
140,090	88,010	140,090	88,010	0	0

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

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/9/2020	019.01:30PM	88-20-12-427-008	Bridges Trust, Daniel & Danette	2850 Santia	12-427-008

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
217,190	174,580	217,190	174,580	0	0

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

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/9/2020	020.03:50PM	88-20-21-301-006	Zetouna, Mark	928 Muer	21-301-006

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
218,190	109,990	185,000	109,990	(33,190)	0

The Petitioner Submitted Comparables For The Board To Review. The Board Voted To Reduce The Assessed Value To \$185,000 With No Change To The Taxable Value.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/9/2020	021.04:00PM	88-20-01-351-028	Li, Sanjun	6230 Brittany Tree	01-351-028

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
199,630	182,310	199,630	182,310	0	0

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

2020

Board of Review

Minutes

TUESDAY, MARCH 10, 2020

1:00 PM - The 2020 Board of Review met for the third session at the Troy City offices. Howard Adams called the meeting to order. Also present were, Frank Strahl, James Hatch and City Assessor, Nino Licari, serving as the Secretary. The following appeals were heard. The Board adjourned at 9:00 PM.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	022.01:10PM	88-20-02-253-004	Carroll, Thomas	1525 Three Lakes	02-253-004

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
248,700	238,940	248,700	238,940	0	0

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

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	023.03.:20PM	88-20-02-128-021	Vuktilaj, Aleks	6826 Barabeau	02-128-021

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
226,290	226,290	226,290	226,290	0	0

The Petitioner Submitted The Sale Price For The Board To Review. The Board Voted No Change.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	023.08:10PM	88-20-24-104-022	Bhamidipati, Ravi &	3886 Sandpiper	24-104-022

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
288,910	288,910	288,910	288,910	0	0

The Petitioner Submitted An Appraisal For The Board To Review. The Board Voted No Change.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	025.06:00PM	88-20-03-279-032	Apahidean Jr, Olimpiu &	Vacant Land	03-279-032

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
53,400	53,400	53,400	53,400	0	0

The Petitioner Submitted Comparables For The Board To Review. The Board Voted No Change. The Assessor Recused Himself And The Deputy Assessor Stepped In.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	026.06:05PM	88-20-03-279-033	Apahidean Jr, Olimpiu &	826 Marengo	03-279-033

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
82,040	82,040	81,120	81,120	(920)	(920)

The Petitioner Submitted Comparables For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$81,120 Due A Dimension Error. The Deputy Assessor Stayed for this appeal.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	027.06:10PM	88-20-12-182-002	Jenneker Trust, Vernon L	2172 Michele	12-182-002

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
153,490	103,910	150,000	103,910	(3,490)	0

The Petitioner Submitted Comparables For The Board To Review. The Board Voted To Reduce The Assessed Value To \$150,000 With No Change To The Taxable Value In A Split Decision.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	028.06:20PM	88-20-01-427-007	Hakim, Ahmed H	2875 Ranieri	01-427-007

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
188,450	188,450	175,000	175,000	(13,450)	(13,450)

The Petitioner Submitted The Condition Of The Home For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$175,000.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	029.06:30PM	88-20-18-276-005	Sinha, Sanjoy	2090 Kingsway	18-276-005

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
324,370	267,480	324,370	267,480	0	0

The Petitioner Submitted Comparables And An Appraisal For The Board To Review. The Board Voted No Change.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	030.06:40PM	88-20-23-201-005	Chen, Kai	3855 Kings Point	23-201-005

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
153,660	140,830	153,660	140,830	0	0

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

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	031.06:50PM	88-20-06-301-006	Garippa, James P	2848 Bretby	06-301-006

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
177,690	177,690	160,000	160,000	(17,690)	(17,690)

The Petitioner'S Representative Submitted The Sale Price For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$160,000.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	032.07:00PM	88-20-13-251-022	Grainger, Hannah	2643 Renshaw	13-251-022

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
121,140	97,550	109,000	97,550	(12,140)	0

The Petitioner Detailed Flooding Issues And An Appraisal For The Board To Review. The Board Voted To Reduce The Assessed Value only To \$109,000. The Assessor Recused Himself And The Deputy Assessor Stepped In.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	033.07:10PM	88-20-20-156-004	Zhao, Rui	1933 Kristin	20-156-004

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
231,240	231,240	212,500	212,500	(18,740)	(18,740)

The Petitioner Submitted Comparables And An Appraisal For The Board To Review. The Board Voted To Reduce The Assessed And Taxable Value To \$212,500.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	034.07:30PM	88-20-17-352-003	Yan, Huijun	1977 Sutton Place	17-352-003

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
312,020	286,950	300,000	286,950	(12,020)	0

The Petitioner Submitted Comparables And An Appraisal For The Board To Review. The Board Voted To Reduce The Assessed Value To \$300,000 With No Change To The Taxable Value.

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/10/2020	035.07:40PM	88-20-21-277-002	Mikhail, Esther Sameh Sameih	173 Kirk Lane	21-277-002

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
93,010	93,010	93,010	93,010	0	0

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

2020

Board of Review

Minutes

THURSDAY, MARCH 19, 2020

1:00 PM - The 2020 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. Howard Adams called the meeting to order. Also present were Frank Strahl, James Hatch and City Assessor, Nino Licari, serving as the Secretary. The first appeals were Assessor Changes, where a taxpayer appeals their value 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 courtesy.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC01.01:00PM	88-20-01-351-020	Chowdhury, Tareq	6118 Brittany Tree	01-351-020

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
188,480	188,480	172,500	172,500	(15,980)	(15,980)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC02.01:00PM	88-20-04-176-004	Sapardanis, Christopher J	6730 Fulton	04-176-004

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
215,210	215,210	210,000	210,000	(5,210)	(5,210)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC03.01:00PM	88-20-04-477-003	Mrozek, Jason A	6146 Blackwall	04-477-003

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
158,280	127,770	130,000	127,770	(28,280)	0

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC04.01:00PM	88-20-04-226-036	Schmitt, Jeffrey W	6911 Livernois	04-226-036

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
365,410	253,350	301,770	253,350	(63,640)	0

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC04.01:00PM	88-20-06-101-013	O Brien, Jake S	2840 Donegal	06-101-013

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
170,030	170,030	151,000	151,000	(19,030)	(19,030)

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Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC05.01:00PM	88-20-05-202-008	Kenimer, Jeremy	6713 Aurora	05-202-008

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
226,890	226,890	215,000	215,000	(11,890)	(11,890)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC07.01:00PM	88-20-13-402-021	Mohammed, Raheem A	4096 Stonington	13-402-021

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
276,140	273,900	272,000	272,000	(4,140)	(1,900)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC08.01:00PM	88-20-14-353-013	Gangisetty, Prasad	4172 Easton Way	14-353-013

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
275,040	257,750	271,540	254,250	(3,500)	(3,500)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC09.01:00PM	88-20-14-454-009	Steffens, Anthony A	1607 Merriweather	14-454-009

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
259,400	259,400	225,000	225,000	(34,400)	(34,400)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC10.01:00PM	88-20-16-428-026	Wurm Trust, Joseph R	50 Paragon	16-428-026

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
144,130	132,870	141,400	132,870	(2,730)	0

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC11.01:00PM	88-20-17-453-015	Buckles, Jonathan	4081 Penrose	17-453-015

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
265,160	265,160	246,500	246,500	(18,660)	(18,660)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC12.01:00PM	88-20-18-201-021	Baranowski, Joel T	2268 Oak River	18-201-021

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
232,120	191,800	220,000	191,800	(12,120)	0

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC13.01:00PM	88-20-22-357-032	Alzaiat, Hiba	3150 Troy	22-357-032

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
156,020	152,020	143,250	143,250	(12,770)	(8,770)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC14.01:00PM	88-20-25-352-017	Demattei, Crystal	2304 Virginia	25-352-017

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
195,730	89,930	173,400	89,930	(22,330)	0

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC15.01:00PM	88-20-27-154-028	Vijayakumar, Ramakrishna	64 Starr	27-154-028

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
168,310	168,310	150,500	150,500	(17,810)	(17,810)

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	AC16.01:00PM	88-20-28-427-004	Imam, Bashar	317 Olympia	28-427-004

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
106,640	106,640	100,000	100,000	(6,640)	(6,640)

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Board of Review

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THURSDAY MARCH 19, 2020

1:20 PM - The 2020 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.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	C.01.02:00PM	88-20-01-430-005	Alsaffar, Ali	2803 Chippewa	01-430-005

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
186,760	176,690	186,760	176,690	0	0

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	C.02.02:00PM	88-20-10-453-007	Lal, Anil	560 Trillium	10-453-007

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
345,170	252,910	285,000	252,910	(60,170)	0

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	C.03.02:00PM	88-20-12-128-031	Martucci, Joseph	5823 Cliffside	12-128-031

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
149,440	73,800	138,300	73,800	(11,140)	0

Appeal Date	Appeal #/Time	Parcel ID	Owner	Property Address	PIN
3/19/2020	C.04.02:00PM	88-20-34-201-084	Think Tank 4 Llc	665 Elmwood	34-201-084

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
705,550	705,550	487,500	487,500	(218,050)	(218,050)

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THURSDAY, MARCH 19, 2020

1:30 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 information on the affidavits is confidential. The affidavit must be filed each year.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE01.03:00PM	88-20-02-XXX-XXX			02-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
107,570	0	0	0	(107,570)	0

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE02.03:00PM	88-20-02-XXX-XXX			02-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
175,340	175,340	0	0	(175,340)	(175,340)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE03.03:00PM	88-20-04-XXX-XXX			04-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
103,790	103,790	0	0	(103,790)	(103,790)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE04.03:00PM	88-20-09-XXX-XXX			09-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
110,510	110,510	0	0	(110,510)	(110,510)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE05.03:00PM	88-20-10-XXX-XXX			10-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
180,370	180,370	0	0	(180,370)	(180,370)

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE06.03:00PM	88-20-11-XXX-XXX			11-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
114,550	114,550	0	0	(114,550)	(114,550)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE07.03:00PM	88-20-11-XXX-XXX			11-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
116,060	116,060	0	0	(116,060)	(116,060)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE08.03:00PM	88-20-11-XXX-XXX			11-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
146,030	146,030	0	0	(146,030)	(146,030)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE09.03:00PM	88-20-15-XXX-XXX			15-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
148,490	148,490	0	0	(148,490)	(148,490)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE10.03:00PM	88-20-22-XXX-XXX			22-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
144,170	144,170	0	0	(144,170)	(144,170)

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE11.03:00PM	88-20-22-XXX-XXX			22-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
122,900	82,110	0	0	(122,900)	(82,110)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE12.03:00PM	88-20-25-XXX-XXX			25-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
73,440	55,050	0	0	(73,440)	(55,050)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	PE13.03:00PM	88-20-27-XXX-XXX			27-XXX-XXX
2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
155,710	155,710	0	0	(155,710)	(155,710)

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THURSDAY, MARCH 19, 2020

1:45 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 2:00 PM.

2020 March Board of Review Minutes - Troy City

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	VE01.04:00PM	88-20-13-478-021			13-478-021

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
129,120	81,320	0	0	(129,120)	(81,320)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	VE02.04:00PM	88-20-17-202-006			17-202-006

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
254,980	254,980	0	0	(254,980)	(254,980)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	VE03.04:00PM	88-20-19-202-012			19-202-012

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
183,240	110,820	0	0	(183,240)	(110,820)

Appeal Date	Appeal #/Time	Parcel ID	Owner	Address	PIN
3/19/2020	VE04.04:00PM	88-20-02-277-022			02-277-022

2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V
219,860	158,140	0	0	(219,860)	(158,140)

2020 March Board of Review Cross Reference - Troy City

Appeal Date	Appeal #/Time	Parcel ID	2020 A/V	2020 T/V	2020 MBoR A/V	2020 MBoR T/V	Change A/V	Change T/V	Sec	Pg
03/19/20	AC01.01:00PM	88-20-01-351-020	188,480	188,480	172,500	172,500	(15,980)	(15,980)	AC	11
03/09/20	021.04:00PM	88-20-01-351-028	199,630	182,310	199,630	182,310	0	0	03/09	6
03/10/20	028.06:20PM	88-20-01-427-007	188,450	188,450	175,000	175,000	(13,450)	(13,450)	03/10	8
03/19/20	C.01.02:00PM	88-20-01-430-005	186,760	176,690	186,760	176,690	0	0	CA	15
03/10/20	023.03.:20PM	88-20-02-128-021	226,290	226,290	226,290	226,290	0	0	03/10	7
03/19/20	PE01.03:00PM	88-20-02-XXX-XXX	107,570	0	0	0	(107,570)	0	PE	16
03/03/20	001.01:10PM	88-20-02-153-044	175,610	175,610	172,500	172,500	(3,110)	(3,110)	03/03	1
03/03/20	005.01:50PM	88-20-02-153-081	199,300	185,960	182,500	182,500	(16,800)	(3,460)	03/03	2
03/19/20	PE02.03:00PM	88-20-02-XXX-XXX	175,340	175,340	0	0	(175,340)	(175,340)	PE	16
03/10/20	022.01:10PM	88-20-02-253-004	248,700	238,940	248,700	238,940	0	0	03/10	7
03/19/20	VE04.04:00PM	88-20-02-277-022	219,860	158,140	0	0	(219,860)	(158,140)	VE	19
03/10/20	025.06:00PM	88-20-03-279-032	53,400	53,400	53,400	53,400	0	0	03/10	7
03/10/20	026.06:05PM	88-20-03-279-033	82,040	82,040	81,120	81,120	(920)	(920)	03/10	8
03/19/20	AC02.01:00PM	88-20-04-176-004	215,210	215,210	210,000	210,000	(5,210)	(5,210)	AC	11
03/19/20	AC04.01:00PM	88-20-04-226-036	365,410	253,350	301,770	253,350	(63,640)	0	AC	11
03/19/20	PE03.03:00PM	88-20-04-XXX-XXX	103,790	103,790	0	0	(103,790)	(103,790)	PE	16
03/19/20	AC03.01:00PM	88-20-04-477-003	158,280	127,770	130,000	127,770	(28,280)	0	AC	11
03/19/20	AC05.01:00PM	88-20-05-202-008	226,890	226,890	215,000	215,000	(11,890)	(11,890)	AC	12
03/09/20	013.10:30AM	88-20-05-402-025	251,700	251,700	202,000	202,000	(49,700)	(49,700)	03/09	4
03/19/20	AC04.01:00PM	88-20-06-101-013	170,030	170,030	151,000	151,000	(19,030)	(19,030)	AC	11
03/10/20	031.06:50PM	88-20-06-301-006	177,690	177,690	160,000	160,000	(17,690)	(17,690)	03/10	9
03/03/20	002.01:20PM	88-20-06-403-001	285,380	282,890	247,850	247,850	(37,530)	(35,040)	03/03	1
03/09/20	017.01:00PM	88-20-06-426-006	434,870	355,640	434,870	355,640	0	0	03/09	5
03/03/20	010.07.40PM	88-20-07-202-014	402,240	402,240	390,000	390,000	(12,240)	(12,240)	03/03	3
03/03/20	003.01:30PM	88-20-07-202-028	372,320	372,320	372,320	372,320	0	0	03/03	1
03/19/20	PE04.03:00PM	88-20-09-XXX-XXX	110,510	110,510	0	0	(110,510)	(110,510)	PE	16
03/03/20	008.02:20PM	88-20-09-277-010	121,060	99,650	121,060	99,650	0	0	03/03	2
03/19/20	PE05.03:00PM	88-20-10-XXX-XXX	180,370	180,370	0	0	(180,370)	(180,370)	PE	16
03/19/20	C.02.02:00PM	88-20-10-453-007	345,170	252,910	285,000	252,910	(60,170)	0	CA	15
03/19/20	PE06.03:00PM	88-20-11-XXX-XXX	114,550	114,550	0	0	(114,550)	(114,550)	PE	17
03/19/20	PE07.03:00PM	88-20-11-XXX-XXX	116,060	116,060	0	0	(116,060)	(116,060)	PE	17
03/19/20	PE08.03:00PM	88-20-11-XXX-XXX	146,030	146,030	0	0	(146,030)	(146,030)	PE	17
03/19/20	C.03.02:00PM	88-20-12-128-031	149,440	73,800	138,300	73,800	(11,140)	0	CA	15
03/10/20	027.06:10PM	88-20-12-182-002	153,490	103,910	150,000	103,910	(3,490)	0	03/10	8
03/09/20	015.11:00AM	88-20-12-326-011	163,230	163,230	163,230	163,230	0	0	03/09	5
03/09/20	012.10:20AM	88-20-12-426-013	212,160	212,160	202,500	202,500	(9,660)	(9,660)	03/09	4
03/09/20	019.01:30PM	88-20-12-427-008	217,190	174,580	217,190	174,580	0	0	03/09	6
03/03/20	007.02:10PM	88-20-12-429-011	129,420	129,420	129,420	129,420	0	0	03/03	2
03/10/20	032.07:00PM	88-20-13-251-022	121,140	97,550	109,000	97,550	(12,140)	0	03/10	9
03/19/20	AC07.01:00PM	88-20-13-402-021	276,140	273,900	272,000	272,000	(4,140)	(1,900)	AC	12
03/19/20	VE01.04:00PM	88-20-13-478-021	129,120	81,320	0	0	(129,120)	(81,320)	VE	19
03/03/20	009.07.20PM	88-20-14-353-002	273,700	273,700	273,700	273,700	0	0	03/03	3
03/19/20	AC08.01:00PM	88-20-14-353-013	275,040	257,750	271,540	254,250	(3,500)	(3,500)	AC	12
03/19/20	AC09.01:00PM	88-20-14-454-009	259,400	259,400	225,000	225,000	(34,400)	(34,400)	AC	12
03/19/20	PE09.03:00PM	88-20-15-XXX-XXX	148,490	148,490	0	0	(148,490)	(148,490)	PE	17

2020 March Board of Review Cross Reference - Troy City

03/19/20	AC10.01:00PM	88-20-16-428-026	144,130	132,870	141,400	132,870	(2,730)	0	AC	12
03/19/20	VE02.04:00PM	88-20-17-202-006	254,980	254,980	0	0	(254,980)	(254,980)	VE	19
03/10/20	034.07:30PM	88-20-17-352-003	312,020	286,950	300,000	286,950	(12,020)	0	03/10	10
03/19/20	AC11.01:00PM	88-20-17-453-015	265,160	265,160	246,500	246,500	(18,660)	(18,660)	AC	13
03/09/20	016.11:10AM	88-20-17-476-031	319,950	273,660	273,660	273,660	(46,290)	0	03/09	5
03/19/20	AC12.01:00PM	88-20-18-201-021	232,120	191,800	220,000	191,800	(12,120)	0	AC	13
03/10/20	029.06:30PM	88-20-18-276-005	324,370	267,480	324,370	267,480	0	0	03/10	8
03/19/20	VE03.04:00PM	88-20-19-202-012	183,240	110,820	0	0	(183,240)	(110,820)	VE	19
03/03/20	004.01:40PM	88-20-19-303-001	145,880	145,880	140,000	140,000	(5,880)	(5,880)	03/03	1
03/09/20	011.10:10AM	88-20-19-353-006	144,850	143,890	119,890	119,890	(24,960)	(24,000)	03/09	4
03/10/20	033.07:10PM	88-20-20-156-004	231,240	231,240	212,500	212,500	(18,740)	(18,740)	03/10	9
03/09/20	014.10:40AM	88-20-20-402-006	150,730	89,520	172,080	89,520	21,350	0	03/09	4
03/09/20	018.01:20PM	88-20-20-426-021	140,090	88,010	140,090	88,010	0	0	03/09	5
03/03/20	008.06:10PM	88-20-21-231-003	164,470	105,610	152,570	105,610	(11,900)	0	03/03	3
03/10/20	035.07:40PM	88-20-21-277-002	93,010	93,010	93,010	93,010	0	0	03/10	10
03/09/20	020.03:50PM	88-20-21-301-006	218,190	109,990	185,000	109,990	(33,190)	0	03/09	6
03/19/20	PE10.03:00PM	88-20-22-XXX-XXX	144,170	144,170	0	0	(144,170)	(144,170)	PE	17
03/19/20	AC13.01:00PM	88-20-22-357-032	156,020	152,020	143,250	143,250	(12,770)	(8,770)	AC	13
03/19/20	PE11.03:00PM	88-20-22-XXX-XXX	122,900	82,110	0	0	(122,900)	(82,110)	PE	18
03/10/20	030.06:40PM	88-20-23-201-005	153,660	140,830	153,660	140,830	0	0	03/10	9
03/03/20	006.02:00PM	88-20-24-104-021	276,360	276,360	276,360	276,360	0	0	03/03	2
03/10/20	023.08:10PM	88-20-24-104-022	288,910	288,910	288,910	288,910	0	0	03/10	7
03/19/20	PE12.03:00PM	88-20-25-XXX-XXX	73,440	55,050	0	0	(73,440)	(55,050)	PE	18
03/19/20	AC14.01:00PM	88-20-25-352-017	195,730	89,930	173,400	89,930	(22,330)	0	AC	13
03/19/20	AC15.01:00PM	88-20-27-154-028	168,310	168,310	150,500	150,500	(17,810)	(17,810)	AC	13
03/19/20	PE13.03:00PM	88-20-27-XXX-XXX	155,710	155,710	0	0	(155,710)	(155,710)	PE	18
03/19/20	AC16.01:00PM	88-20-28-427-004	106,640	106,640	100,000	100,000	(6,640)	(6,640)	AC	14
03/19/20	C.04.02:00PM	88-20-34-201-084	705,550	705,550	487,500	487,500	(218,050)	(218,050)	CA	15
73			14,928,780	13,396,920	11,565,800	10,703,750	(3,362,980)	(2,693,170)		