

2021

CITY of TROY

Assessment Roll

&

Board of Review

Report

City of Troy

Board of Review

ANNUAL REPORT

2021 ASSESSMENT ROLL

2021 Board of Review:

Frank Strahl, Chairman
John Howard Adams
James Hatch

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

April 26, 2021

TO: The Honorable Mayor and City Council

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

RE: 2021 Assessment Roll Report and Board of Review Minutes

It is my pleasure to present to you the 2021 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, in an unprecedented pandemic environment. 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 **2021 Assessment Roll** is summarized as follows:

Total Assessed Value	Total Taxable Value	Residential Taxable Value	Commercial Taxable Value	Industrial Taxable Value	Personal Taxable Value
7,156,234,730	5,378,572,670	3,641,174,870	1,025,559,740	345,283,520	365,554,670

The Assessed Value increase for 2021 is 3.5% increase from 2020.

This year the **Taxable Value** increased 2.1%.

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

Year	Assessed Value	Increase (Decrease)	%	Taxable Value	Increase (Decrease)	%
2021	7,156,234,730	240,05,260	3.50	5,378,572,670	112,788,250	2.10
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

The Consumer Price Index in Michigan for 2021 Taxable Value was set at 1.4%, a multiplier of 1.014 (1.9% for 2020).

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
2021	7,156,234,730	5,378,572,670	37.58	365,554,540	36.91
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 2021 is \$ 365,554,540, a decrease of \$15,268,040 or 4.00%. 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 due to the pandemic.

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

5 Year Personal Property History			
Year	Assessed/Taxable Value	Change	% +,-
2021	365,554,540	(15,268,040)	(4.00)
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

The **Industrial Facilities Tax Roll** has a decrease of \$2,965,300 or 38.28%. This is due to the depreciation of the property., and the expiration of multiple exemptions.

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	% +,-
2021	4,780,500	(2,965,300)	(38.28)
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)

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 8 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 %+,-
2021	407,929,380	320,436,970	87,492,410	98,737,110	(11.78)
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 DDA was particularly hard hit by reductions in value due to the pandemic.

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 13th year. The 2021 Taxable Value is 373,080, an increase of \$5,150, or 1.40% from the 2020 value.

TCF BRA History and Capture Changes					
Year	Total BRA	Real	Personal	Capture	Capture %+,-
2021	373,080	373,080	0	175,140	3.0
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 8th year. The 2021 Taxable Value is \$4,143,600. The Captured Taxable Value is \$3,117,960. The decrease is due to the depreciation of the Personal Property, and a reduction in Taxable Value due to the pandemic.

MJR BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+,-
2021	4,143,600	3,636,010	507,590	3,117,960	(20.97)
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 4th year. It shows a captured Taxable Value of \$956,480 due to new construction.

Somerset Shoppes BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+, -
2021	2,735,700	1,960,740	774,960	956,480	40.61
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 capture for 2021.

Troy Senior Leasing (MSC) BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+, -
2021	695,500	695,500	0	0	
2020	685,900	685,900	0	0	
2019	893,400	893,400	0	13,560	

The **Midtown Apartments BRA** has new construction for 2021.

Midtown Apartments (MTA) BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+, -
2021	5,128,880	5,128,880	0	3,272,130	
2020	652,060	652,060	0	0	
2019	2,135,070	1,972,880	162,190	116,130	

The **Harrison Poolside Troy (HPT) BRA** has no captured Taxable Value for 2021.

Midtown Apartments (MTA) BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+, -
2021	160,300	160,300	0	0	
2020	160,300	160,300	0	0	
2019	377,460	377,460	0	8,840	

This is the 18th 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 an expired IFT going on the Ad Valorem roll, 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 %+,-
2021	21,831,400	16,777,140	5,054,260	7,384,020	16.62
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 \$60,000,000.

For the 2021 Assessment Year there are 27,349 residential parcels in the City of Troy. They have an average Assessed Value (A/V) of \$174,225, and an average Market Value of \$348,450. The average Taxable Value (T/V) for these parcels is \$133,137.

There were 915 valid residential sales in the 2020 calendar year. The total sale price was \$341,182,876, with an average sale price of \$372,877. The lowest recorded residential sale was \$85,000 and the highest recorded residential sale was \$1,375,000.

There were also 142 sales of condominiums in 2020. They totaled \$33,092,137, with an average sale price of \$233,043. The lowest recorded condominium sale was \$96,000 and the highest recorded condominium sale was \$675,000.

There were 2,571 deeds processed by the Office Assistant staff in the Assessing Department in 2020. 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 1,923 Commercial or Industrial zoned parcels in the City of Troy. These parcels encompass 5,625 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. In spite of the multitude of citizens we spoke with by telephone, 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 2021 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

**2021 March Board of Review
2021 Assessment Roll Summary**

Type	Count	Assessed Value	Taxable Value
Agricultural Real	0	0	0
Commercial Real	998	1,499,176,250	1,025,559,740
Industrial Real	925	526,619,240	346,283,520
Residential Real	27,349	4,764,884,700	3,641,174,870
Total Real	29,272	6,790,680,190	5,013,018,130
Commercial Personal	5,222	248,736,460	248,736,460
Industrial Personal	384	41,393,820	41,393,820
Utility Personal	19	75,424,260	75,424,260
Deletes	0		
Total Personal	5,625	365,554,540	365,554,540
Total of Roll	34,897	7,156,234,730	5,378,572,670

Percent Changes by Class			
Assessed Value Percent Change		Taxable Value Percent Change	
	%		%
Residential	3.90	Residential	3.30
Commercial	2.70	Commercial	0.08
Industrial	7.50	Industrial	3.20
Personal	(4.00)	Personal	(4.00)
Overall A/V	3.50	Overall T/V	2.10

Percent of Total Roll (A/V = Assessed Value, T/V = Taxable Value)				
	A/V %	T/V %		
Residential	66.58	67.70	Real	94.89
Commercial	20.95	19.07	Personal	5.11
Industrial	7.36	6.44		
Personal	5.11	6.80		
Total	100.00	100.00	Total	100.00

Averages				
	Sale Price	Market Value	Assessed Value	Taxable Value
Residential	372,877			
815 Sales @ \$341,182,876	High Sale	1,350,000	Low Sale	85,000
	Price	M/V	A/V	T/V
Condo	233,043			
142 Sales @ \$33,092,137	High Sale	675,000	Low Sale	96,000
	Price	M/V	A/V	T/V
Combined Residential & Condo	354,092	348,450	174,225	133,137
1,057 Sales @ \$374,275,013	High Sale	1,350,000	Low Sale	85,000

**2021 March Board of Review
2021 Assessment Roll Summary**

Ratio of Taxable Value to Market Value				
Total Market Value (including Personal Property)			14,312,469,460	
Total Taxable Value (including Personal Property)			10,757,145,340	
Ratio of T/V to M/V (including Personal Property) %			37.58	
Total Market Value (No Personal Property)			13,581,360,380	
Total Taxable Value (No Personal Property)			10,026,036,260	
Ratio of T/V to M/V (No Personal Property) %			36.91	
By Type (No Personal Property)	Assessed Value	Market Value	Taxable Value	Ratio
Commercial	1,499,176,250	2,998,352,500	1,025,559,740	34.20
Industrial	526,619,240	1,053,238,480	346,283,520	32.88
Residential	4,764,884,700	9,529,769,400	3,641,174,870	38.21
DDA Statistics				
	Base	2021 T/V	2021 Capture	
Total	309,192,270	407,929,410	98,737,140	
Troy Brownfield #4 - TCF Bank Statistics				
	Base	2021 T/V	2021 Capture	
Total	197,940	373,080	175,140	
Troy Brownfield #6 - MJR Theater Statistics				
	Base	2021 T/V	2021 Capture	
Total	1,025,640	4,143,600	3,117,960	
Troy Brownfield #7 - Troy Senior Leasing Statistics				
	Base	2021 T/V	2021 Capture	
Total	879,840	695,500	0	
Troy Brownfield #8 - Somerset Shoppes Statistics				
	Base	2021 T/V	2021 Capture	
Total	1,843,250	2,735,700	956,480	
Troy Brownfield #9 - Mid Town Apartments Statistics				
	Base	2021 T/V	2021 Capture	
Total	2,032,700	5,128,880	3,292,130	
Troy Brownfield #10 - Harrison Poolside Troy Apartments Statistics				
	Base	2021 T/V	2021 Capture	
Total	368,620	160,300	0	
Troy Smart Zone (SZ) Statistics				
	Base	2021 T/V	2021 Capture	
Total	14,447,380	21,831,400	7,384,020	

**2021 March Board of Review
2021 Assessment Roll Summary**

2020 Millage Rates (2021 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	29.8407	6.7792	36.6199	36.5698	13.5083	50.0781
63070	Avondale	29.0036	5.9421	34.9457	38.0936	15.0321	53.1257
63010	Birmingham	32.3570	5.2771	37.6341	37.8411	10.9416	48.7827
63080	Bloomfield	29.2135	8.0206	37.2341	34.8144	13.6214	48.4358
63280	Lamphere	33.7470	10.6854	44.4324	35.5145	12.4529	47.9674
63040	Royal Oak	31.2127	1.8516	33.0643	47.0796	1.8516	48.9312
50230	Warren	36.6694	1.8516	38.5210	49.3833	1.8516	51.2349

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

Top Twenty Taxpayers - 2021

Rank	Name	2021 A/V	2021 T/V	Parcels	Activity	% of Total T/V
1	Somerset Collection	84,478,230	49,518,400	5	Mall - Retail	0.92
2	DTE	48,789,740	48,436,210	17	Utility	0.90
3	Troy Apts	73,219,890	31,219,960	25	Apartments	0.58
4	Troy Officentre	28,234,670	26,560,280	6	Office Leasing	0.49
5	Bostick	44,539,050	24,551,310	25	Leasing Multi Use	0.46
6	Consumers	23,145,140	23,028,180	12	Utility	0.43
7	CC Troy	36,529,390	22,166,640	4	Office Leasing	0.41
8	Urbancal Oakland	31,888,840	21,907,330	5	Mall - Retail	0.41
9	Wilshire Plaza	20,448,770	17,045,240	3	Office Leasing	0.32
10	Troy KS	16,363,720	16,363,720	4	Office Leasing	0.30
11	755 Tower	26,040,980	15,681,130	2	Office Leasing	0.29
12	Troy Beaver Realty	18,205,160	14,327,360	2	Office Leasing	0.27
13	Delphi	27,406,880	14,100,040	2	Corp HQ	0.26
14	Regents Park	16,770,920	14,087,350	3	Apartments	0.26
15	Mich Troy Tech	13,380,520	13,380,520	5	Office Leasing	0.25
16	VHS Children's Hospital	13,715,140	12,194,050	2	Hospital	0.23
17	Nemer Troy Place	14,023,950	10,905,820	5	Office Leasing	0.20
18	SCA-100	13,245,940	10,900,090	1	Office Leasing	0.20
19	Somerset Place	20,516,620	10,874,160	1	Office Leasing	0.20
20	Macy's	14,624,660	10,807,610	2	Retail	0.20
		585,568,210	408,055,400	131		7.59

City of Troy - Assessing Department
2021 Commercial/Industrial Roll Summary by Use

Count	Use	Sq Ft	Acres	2021 A/V	2021 T/V	\$/SF 2 * A/V	\$/SF 2 * T/V
18	Auto Dealer	741,632	95.231	32,220,930	22,223,300	86.89	59.93
33	Bank	134,796	40.468	14,185,210	10,654,540	210.47	158.08
5	Barber/Beauty	6,740	1.339	468,710	362,030	139.08	107.43
2	Bowling	71,115	11.217	665,620	665,620	18.72	18.72
4	Clubhouses	100,268	21.832	4,538,810	4,093,770	96.88	84.08
15	Day Care Centers	129,950	22.210	5,736,230	4,843,540	88.28	74.54
67	Engineering	2,805,252	234.823	96,049,050	65,587,540	68.48	46.76
5	Garage-Mini Lube	10,081	2.181	743,260	566,720	147.46	112.43
49	Garage-Service	242,650	37.963	13,212,890	10,125,750	108.90	83.46
2	Hangar-Storage	24,928	0.000	355,470	274,090	28.52	21.99
3	Health Club	161,623	16.292	4,969,830	4,102,790	61.50	50.77
1	Hospital	61,522	4.070	10,991,300	9,470,210	357.31	307.86
14	Hotel/Motel	1,491,086	64.495	43,356,930	35,143,370	58.15	47.14
38	Industrial - Lofts	1,771,500	113.235	35,017,340	23,148,210	39.53	26.13
634	Industrial LM	12,025,712	860.074	326,585,530	206,819,410	54.31	34.40
22	Market	303,685	42.665	14,324,110	10,454,710	94.34	68.85
86	Medical	720,467	67.341	41,417,290	30,970,840	114.97	85.97
12	Mini Whse	1,041,774	43.230	19,823,650	14,085,740	38.06	27.04
2	Mortuary	30,404	3.679	1,361,050	1,103,480	89.53	72.59
66	Multiple	7,393,003	492.405	206,431,230	122,597,480	55.85	33.17
7	Multiple SC	336,542	29.969	20,252,090	16,960,940	120.35	100.80
258	Office	17,113,355	1,010.255	708,083,730	467,787,530	82.75	54.67
23	Res Non-Conf	25,346	5.633	838,550	747,500	66.17	58.98
49	Restaurant	470,743	52.552	34,379,910	26,174,060	146.07	111.20
27	Restaurant FF	87,253	23.613	8,590,820	7,124,140	196.92	163.30
46	Retail	572,026	61.554	24,394,600	20,057,910	85.29	70.13
7	Retail Dept	1,671,014	86.294	40,988,380	28,754,040	49.06	34.42
13	Retail Disc	750,198	73.794	22,614,140	20,361,450	60.29	54.28
2	Retail Whse	370,213	38.170	9,584,680	8,104,220	51.78	43.78
1	Retail, Apt up	3,520	0.050	56,220	47,530	31.94	27.01
2	Rink	278,254	23.896	9,684,050	8,095,510	69.61	58.19
1	Sheds - Lumber	18,180	1.213	105,720	105,720	11.63	11.63
4	Shop Cntr Comm'ty	434,513	38.311	12,055,180	7,982,910	55.49	36.74
65	Shop Cntr Nghbhd	1,112,247	118.079	56,535,900	42,022,560	101.66	75.56
3	Shop Cntr Reg'nal	1,584,986	61.386	114,404,050	69,712,720	144.36	87.97
1	Theater	76,067	12.484	5,012,470	3,636,010	131.79	95.60
4	Veterinary	13,345	1.836	871,150	712,520	130.56	106.78
12	Whse Dist	667,328	58.563	14,211,580	10,779,810	42.59	32.31
40	Whse Strge	1,253,348	96.508	30,944,290	20,448,710	49.38	32.63
2	Whse Transit	68,295	19.960	5,042,530	3,017,850	147.67	88.38

2021 Commercial/Industrial Summary by Type

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

2020 Oakland County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2020 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	8.4118	Southfield Twp	0.6000
Auburn Hills	12.7726	Holly Twp	2.4151
Berkley	16.5476	Novi Twp	2.9798
Beverly Hills Village	12.8053	Rose Twp	3.0045
Bingham Farms Village	9.0000	Commerce Twp	3.0529
Birmingham	14.1870	Groveland Twp	4.4557
Bloomfield Hills	10.9750	Oakland Twp	5.7214
Bloomfield Twp	12.3579	Brandon Twp	6.4859
Brandon Twp	6.4859	Lyon Twp	6.7698
Clarkston Village	18.0833	Leonard Village	7.0000
Clawson	23.7332	Springfield Twp	7.4223
Commerce Twp	3.0529	Highland Twp	7.9030
Farmington	19.8768	Milford Village	7.9342
Farmington Hills	18.5326	Milford Twp	7.9502
Fenton	10.0003	Ortonville Village	8.0000
Ferndale	25.4710	Franklin Village	8.0807
Franklin Village	8.0807	Orchard Lake Village (City)	8.3189
Groveland Twp	4.4557	Addison Twp	8.4118
Hazel Park	36.4856	Bingham Farms Village	9.0000
Highland Twp	7.9030	Wolverine Lake Village	9.5730
Holly Twp	2.4151	White Lake Twp	9.9790
Holly Village (Ind Twp)	12.1596	** Troy **	9.9991
Holly Village (RH)	15.4828	Fenton	10.0003
Huntington Woods	25.8301	Orion Twp	10.1641
Independence Twp	10.7065	Lake Angelus	10.4500
Keego Harbor	15.5931	Waterford Twp	10.5256
Lake Angelus	10.4500	Novi	10.5376
Lake Orion Village	12.8531	Rochester Hills	10.5510
Lathrup Village (City)	20.9198	Oxford Village	10.6200
Leonard Village	7.0000	Independence Twp	10.7065
Lyon Twp	6.7698	Bloomfield Hills	10.9750
Madison Heights	26.2646	West Bloomfield Twp	11.7840
Milford Twp	7.9502	Oxford Twp	12.0758
Milford Village	7.9342	Holly Village (Ind Twp)	12.1596
Northville	16.8143	Bloomfield Twp	12.3579
Novi	10.5376	Rochester	12.7649
Novi Twp	2.9798	Auburn Hills	12.7726
Oak Park	34.5903	Beverly Hills Village	12.8053
Oakland Twp	5.7214	Lake Orion Village	12.8531

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

2020 Oakland County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2020 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)	8.3189	Wixom	13.0201
Orion Twp	10.1641	Royal Oak Twp	13.0818
Ortonville Village	8.0000	Birmingham	14.1870
Oxford Twp	12.0758	Holly Village (RH)	15.4828
Oxford Village	10.6200	Keego Harbor	15.5931
Pleasant Ridge	21.4525	Berkley	16.5476
Pontiac	18.3307	Northville	16.8143
Rochester	12.7649	South Lyon	17.0393
Rochester Hills	10.5510	Royal Oak	17.8496
Rose Twp	3.0045	Clarkston Village	18.0833
Royal Oak	17.8496	Pontiac	18.3307
Royal Oak Twp	13.0818	Farmington Hills	18.5326
South Lyon	17.0393	Sylvan Lake	19.8275
Southfield	27.7923	Farmington	19.8768
Southfield Twp	0.6000	Walled Lake	19.9902
Springfield Twp	7.4223	Lathrup Village (City)	20.9198
Sylvan Lake	19.8275	Pleasant Ridge	21.4525
** Troy **	9.9991	Clawson	23.7332
Walled Lake	19.9902	Ferndale	25.4710
Waterford Twp	10.5256	Huntington Woods	25.8301
West Bloomfield Twp	11.7840	Madison Heights	26.2646
White Lake Twp	9.9790	Southfield	27.7923
Wixom	13.0201	Oak Park	34.5903
Wolverine Lake Village	9.5730	Hazel Park	36.4856

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

2020 Macomb County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2020 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	4.5807	Chestefield Twp	0.7671
Armada Village	12.5740	Richmond Twp	1.0634
Bruce Twp	1.7582	Washington Twp	1.6150
Center Line	34.6003	Bruce Twp	1.7582
Chestefield Twp	0.7671	Lenox Twp	2.0448
Clinton Twp	5.4238	Macomb Twp	3.0582
Eastpointe	27.0641	Ray Twp	3.6293
Fraser	22.2621	Armada Twp	4.5807
Grosse Pointe Shores	17.7031	Clinton Twp	5.4238
Harrison Twp	9.1621	Harrison Twp	9.1621
Lenox Twp	2.0448	Shelby Twp	9.2999
Macomb Twp	3.0582	** Troy **	9.9991
Memphis	15.8571	New Haven Village	11.7500
Mount Clemens	21.6528	Armada Village	12.5740
New Baltimore	13.5851	New Baltimore	13.5851
New Haven Village	11.7500	Romeo Village (Bruce)	14.8705
Ray Twp	3.6293	Romeo Village (Washington)	14.8705
Richmond	16.0873	Memphis	15.8571
Richmond Twp	1.0634	Richmond	16.0873
Romeo Village (Bruce)	14.8705	Sterling Heights	16.2069
Romeo Village (Washington)	14.8705	Grosse Pointe Shores	17.7031
Roseville	23.7986	Utica	20.6313
Shelby Twp	9.2999	Mount Clemens	21.6528
St Clair Shores	24.7154	Fraser	22.2621
Sterling Heights	16.2069	Roseville	23.7986
** Troy **	9.9991	St Clair Shores	24.7154
Utica	20.6313	Eastpointe	27.0641
Warren	27.1471	Warren	27.1471
Washington Twp	1.6150	Center Line	34.6003

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

2020 Wayne County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2020 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	23.9692	Canton Twp Chrtr	2.8980
Belleville	16.3746	Brownstown Twp	4.0598
Brownstown Twp	4.0598	Sumpter Twp	4.7490
Canton Twp Chrtr	2.8980	Plymouth Twp	5.1689
Dearborn	26.7000	Van Buren Twp	7.2923
Dearborn Heights	23.4386	Northville Twp	8.6232
Detroit	28.9520	Huron Twp	8.6404
Ecorse	38.1380	** Troy **	9.9991
Flat Rock	19.9879	Livonia	13.2987
Garden City	26.9727	Grosse Isle Twp	14.8721
Gibraltar	18.9728	Plymouth	15.5088
Grosse Isle Twp	14.8721	Northville	15.7128
Grosse Pointe	17.4716	Romulus	15.7668
Grosse Pointe Farms	16.9500	Redford Twp	15.8822
Grosse Pointe Park	17.1690	Belleville	16.3746
Grosse Pointe Shores	17.7031	Grosse Pointe Farms	16.9500
Grosse Pointe Woods	21.3524	Grosse Pointe Park	17.1690
Hamtramck	24.3721	Grosse Pointe	17.4716
Harper Woods	25.8795	Grosse Pointe Shores	17.7031
Highland Park	52.1757	Gibraltar	18.9728
Huron Twp	8.6404	Riverview	19.0100
Inkster	36.8574	Westland	19.7141
Lincoln Park	21.1887	Flat Rock	19.9879
Livonia	13.2987	Rockwood	20.5864
Melvindale	37.9892	Lincoln Park	21.1887
Northville	15.7128	Grosse Pointe Woods	21.3524
Northville Twp	8.6232	Woodhaven	22.4544
Plymouth	15.5088	Wyandotte	22.7500
Plymouth Twp	5.1689	Dearborn Heights	23.4386
Redford Twp	15.8822	Allen Park	23.9692
River Rouge	36.6600	Hamtramck	24.3721
Riverview	19.0100	Trenton	24.7505
Rockwood	20.5864	Harper Woods	25.8795
Romulus	15.7668	Taylor	26.0901
Southgate	26.4701	Southgate	26.4701
Sumpter Twp	4.7490	Dearborn	26.7000
Taylor	26.0901	Garden City	26.9727
Trenton	24.7505	Detroit	28.9520
** Troy **	9.9991	Wayne	34.9487
Van Buren Twp	7.2923	River Rouge	36.6600
Wayne	34.9487	Inkster	36.8574
Westland	19.7141	Melvindale	37.9892
Woodhaven	22.4544	Ecorse	38.1380
Wyandotte	22.7500	Highland Park	52.1757

2021

Top Twenty by Taxable Value

Troy City - All

City of Troy - Assessing Department

Rank	Owner	2021 A/V	2021 T/V	Parcels	Activity	%
1	Somerset Collection	84,478,230	49,518,400	5	Mall - Retail	0.92
2	DTE	48,789,740	48,436,210	17	Utility	0.90
3	Troy Apts	73,219,890	31,219,960	25	Apartments	0.58
4	Troy Officentre	28,234,670	26,560,280	6	Office Leasing	0.49
5	Bostick	44,539,050	24,551,310	25	Leasing Multi Use	0.46
6	Consumers	23,145,140	23,028,180	12	Utility	0.43
7	CC Troy	36,529,390	22,166,640	4	Office Leasing	0.41
8	Urbanca Oakland	31,888,840	21,907,330	5	Mall - Retail	0.41
9	Wilshire Plaza	20,448,770	17,045,240	3	Office Leasing	0.32
10	Troy KS	16,363,720	16,363,720	4	Office Leasing	0.30
11	755 Tower	26,040,980	15,681,130	2	Office Leasing	0.29
12	Troy Beaver Realty	18,205,160	14,327,360	2	Office Leasing	0.27
13	Delphi	27,406,880	14,100,040	2	Corp HQ	0.26
14	Regents Park	16,770,920	14,087,350	3	Apartments	0.26
15	Mich Troy Tech	13,380,520	13,380,520	5	Office Leasing	0.25
16	VHS Children's Hospital	13,715,140	12,194,050	2	Hospital	0.23
17	Nemer Troy Place	14,023,950	10,905,820	5	Office Leasing	0.20
18	SCA-100	13,245,940	10,900,090	1	Office Leasing	0.20
19	Somerset Place	20,516,620	10,874,160	1	Office Leasing	0.20
20	Macy's	14,624,660	10,807,610	2	Retail	0.20

Totals		585,568,210	408,055,400	131		7.59
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Total A/V 7,156,234,730 **Total T/V** 5,378,572,670

2021

Top Twenty by Taxable Value

Avondale Schools 63070

City of Troy - Assessing Department

Rank	Name	2021 A/V	2021 T/V	Parcels	Activity	%
1	Nino Salvaggios	4,957,480	3,293,670	2	Market	0.06
2	Northfield Commons	3,943,720	3,216,790	1	Retail Rental	0.06
3	HCR Manorcare	3,874,180	3,196,640	1	Rehabilitation	0.06
4	Caswell	5,061,590	3,189,990	2	Retail & Apartment	0.06
5	Sunrise Senior	2,447,550	2,245,830	2	Senior Housing	0.04
6	DTE Electric	1,646,120	1,646,120	1	Utility	0.03
7	Consumers Energy	893,790	893,790	1	Utility	0.02
8	Petruzzello Trust	820,550	758,570	2	Catering	0.01
9	Troy Professional	1,078,980	743,680	6	Office Leasing	0.01
10	Bostick Trust	959,040	727,840	1	Leasing	0.01
11	Kroger Co	534,900	534,900	1	Market	0.01
12	Amberwood Townhomes	687,830	502,170	1	Apartment	0.01
13	Boji, Vince	433,130	433,130	1	Residence	0.01
14	Comcast	415,620	415,620	1	Cable	0.01
15	Rest Ret	1,282,710	408,300	1	Office Leasing	0.01
16	Nikolla, Eranda	450,400	404,670	1	Residence	0.01
17	Giri, Brij	385,580	380,400	1	Residence	0.01
18	Dedaj, Ludovik	500,250	365,470	2	Residence	0.01
19	Abou, Basil	386,480	359,370	1	Residence	0.01
20	Yaldo, Evan	359,240	352,940	2	Residence	0.01

Totals		31,119,140	24,069,890	31		0.45
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Total A/V 7,156,234,730 **5,378,572,670** **Total T/V**

2021

Top Twenty by Taxable Value

Birmingham Schools 63010

City of Troy - Assessing Department

Rank	Owner	2021 A/V	2021 T/V	Parcels	Activity	%
1	DTE	6,995,690	6,995,690	2	Utility	0.13
2	Grand/Sakwa	6,265,160	5,256,340	3	Retail Rental	0.10
3	Target	4,634,280	4,257,050	2	Retail	0.08
4	Home Depot	5,716,750	3,634,730	2	Retail	0.07
5	International Transmission	2,915,330	2,915,330	1	Utility	0.05
6	SP Industrial	3,896,150	2,846,270	2	Industrial	0.05
7	Kroger	2,693,530	2,489,380	2	Market	0.05
8	Kohl's	2,403,760	2,307,100	2	Retail	0.04
9	LA Fitness	1,424,040	1,003,740	1	Gym	0.02
10	Consumers Energy	789,170	789,170	1	Utility	0.01
11	Secured Storage	950,360	726,420	2	Storage	0.01
12	Prater, Matthew	741,650	725,800	1	Residence	0.01
13	Fishman Trust	731,580	715,260	1	Residence	0.01
14	Fields Christopher	699,870	699,870	1	Residence	0.01
15	Wolverine Carbide	1,153,950	690,080	1	Industrial	0.01
16	Ess Trna	797,110	684,090	1	Residence	0.01
17	Bazo, Nour	781,680	681,340	6	Residence	0.01
18	3808 Poppleton Trnart	635,930	593,880	1	Residence	0.01
19	Hodapp, Gerald	605,050	587,750	1	Residence	0.01
20	Simas James	610,240	585,350	1	Residence	0.01

Totals		45,441,280	39,184,640	34		0.73
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Total A/V 7,156,234,730 **5,378,572,670** **Total T/V**

2021

Top Twenty by Taxable Value

Bloomfield Schools 63080

City of Troy - Assessing Department

Rank	Name	2021 A/V	2021 T/V	Parcels	Activity	%
1	Windemere	3,234,090	2,746,360	1	Senior Living	0.05
2	Pllumaj	1,054,980	956,440	2	Residence	0.02
3	LREH Holdings	1,677,570	952,100	1	Office Leasing	0.02
4	DTE	938,190	938,190	2	Utility	0.02
5	Reid	984,650	913,270	1	Residence	0.02
6	Veluru	779,940	768,170	1	Residence	0.01
7	Malik	774,820	728,830	1	Residence	0.01
8	Dedvukaj	734,030	717,960	1	Residence	0.01
9	MacNeill	726,230	715,970	1	Residence	0.01
10	Qonja	692,550	713,310	2	Residence	0.01
11	Varghese	687,740	692,550	1	Residence	0.01
12	Kissoondial	672,610	671,440	1	Residence	0.01
13	Rao	647,130	657,610	1	Residence	0.01
14	Camaj	621,060	639,070	1	Residence	0.01
15	Khan	607,830	610,610	1	Residence	0.01
16	Jain	603,390	591,860	1	Residence	0.01
17	Lee	802,290	590,640	1	Residence	0.01
18	Hajjar	599,210	587,230	1	Residence	0.01
19	Choudhary	718,350	584,170	1	Residence	0.01
20	Shah	718,350	564,220	1	Residence	0.01
Totals		18,275,010	16,340,000	23		0.30

Total A/V 7,156,234,730 5,378,572,670 Total T/V

2021
Top Twenty by Taxable Value
Lamphere Schools 63280
City of Troy - Assessing Department

Rank	Owner	2021 A/V	2021 T/V	Count	Activity	%
1	Urbancal Oakland	35,946,970	25,594,020	9	Mall/Retail	0.48
2	Oakland Sq/Plaza	14,298,500	12,071,420	6	Retail	0.22
3	MGA Research	9,303,590	9,303,590	1	Engineering	0.17
4	Macy's	5,634,020	5,452,300	2	Retail	0.10
5	Sears	3,789,130	3,745,250	1	Retail	0.07
6	JC Penney	3,494,240	3,014,260	2	Retail	0.06
7	Wolverine	2,540,780	2,116,180	2	Industrial	0.04
8	Hansons Properties	3,689,930	2,100,390	1	Industrial Leasing	0.04
9	400 John R	2,337,950	2,098,510	1	Retail	0.04
10	Bostick West	2,278,420	1,790,350	4	Industrial Leasing	0.03
11	600 Data Center	1,476,900	1,099,030	1	Office	0.02
12	Managed Way	1,000,000	1,000,000	1	Industrial Leasing	0.02
13	LGA LLC	805,770	792,090	1	Industrial Leasing	0.01
14	Executive REIT	1,181,040	736,200	1	Industrial Leasing	0.01
15	Oakland Commerce	1,020,550	680,050	1	Industrial Leasing	0.01
16	LFI REIT	1,071,720	625,730	1	Industrial Leasing	0.01
17	570 Executive LLC	906,890	531,700	1	Industrial Leasing	0.01
18	ELMNM LLC	820,830	522,240	1	Industrial Leasing	0.01
19	Sportsman Warehouse	520,950	520,950	1	Retail	0.01
20	Bernot Properties	817,450	516,120	2	Industrial Leasing	0.01
Totals		92,935,630	74,310,380	40		1.38

Total A/V 7,156,234,730 **5,378,572,670** **Total T/V**

2021

Top Twenty by Taxable Value

Royal Oak Schools 63040

City of Troy - Assessing Department

Rank	Owner	2021 A/V	2021 T/V	Parcels	Activity	%
1	Troy 500 & 750 Steph'n	4,155,070	3,910,510	2	Office Leasing	0.07
2	Cole OFC Troy	4,351,610	3,593,130	1	Office Leasing	0.07
3	HOV Services Inc	2,963,860	2,963,860	1	Hotel/Motel	0.06
4	Troy Hotels Inc	3,832,260	2,883,260	1	Hotel/Motel	0.05
5	250 Stephenson Assoc	4,569,720	2,788,440	1	Office Leasing	0.05
6	Source HOV	3,617,950	2,334,800	1	Office Leasing	0.04
7	LREH Michigan LLC	2,259,040	2,259,040	1	Office Leasing	0.04
8	Holiday Inn Express	2,656,640	2,174,390	2	Hotel/Motel	0.04
9	Kostal of America	3,881,960	2,112,010	2	Corp HQ	0.04
10	Site One Landscape	1,419,790	1,157,180	2	Landscaping	0.02
11	Continental Catering	917,660	917,660	1	Commercial Caterir	0.02
12	North American Bancard	900,550	900,550	1	Corp HQ	0.02
13	Data Sales Company	829,300	829,300	1	Corp HQ	0.02
14	Source Corp	789,910	789,910	1	Industrial	0.01
15	Phoenix Wire Works	1,295,770	766,250	1	Industrial	0.01
16	Intraco Corp	1,249,600	710,410	2	Office Leasing	0.01
17	Robbins Park Investors	1,526,140	701,120	1	Office Leasing	0.01
18	Deal Investment Llc	971,170	632,230	1	Office Leasing	0.01
19	St Real Estate	677,770	553,510	1	Medical Office	0.01
20	Atlas Welding	911,100	510,180	2	Welding	0.01
Totals		43,776,870	33,487,740	26		0.62

Total A/V 7,156,234,730 5,378,572,670 Total T/V

2021

Top Twenty by Taxable Value

Troy Schools 63150

City of Troy - Assessing Department

Rank	Owner	2021 A/V	2021 T/V	Parcels	Activity	%
1	Somerset Collection	84,478,230	49,518,400	5	Mall - Retail	0.92
2	DTE	36,430,760	36,077,230	9	Utility	0.67
3	Troy Apts	73,219,890	31,219,960	25	Apartments	0.58
4	Troy Officenter	28,234,670	26,560,280	6	Office Leasing	0.49
5	CC Troy	36,529,390	22,166,640	4	Office Leasing	0.41
6	Consumers	19,645,240	19,528,280	6	Utility	0.36
7	Wilshire Plaza	20,448,770	17,045,240	3	Office Leasing	0.32
8	Troy KS	16,363,720	16,363,720	4	Office Leasing	0.30
9	755 Tower	26,040,980	15,681,130	2	Office Leasing	0.29
10	Bostick	18,129,590	15,063,480	9	Leasing Multi Use	0.28
11	Troy Beaver Realty	18,205,160	14,327,360	2	Office Leasing	0.27
12	Delphi	27,406,880	14,100,040	2	Corp HQ	0.26
13	Regents Park	16,770,920	14,087,350	3	Apartments	0.26
14	VHS Childrens Hospital	13,715,140	12,194,050	2	Hospital	0.23
15	Nemer Troy Place	14,023,950	10,905,820	5	Office Leasing	0.20
16	SCA-100 LLC	13,245,940	10,900,090	1	Office Leasing	0.20
17	Somerset Place	20,516,620	10,874,160	1	Office Leasing	0.20
18	Gables Of Troy	16,479,470	10,273,430	4	Office Leasing	0.19
19	Tyler Technologies	14,631,910	10,249,840	2	Office Leasing	0.19
20	Sheffield Owner	22,489,280	9,918,330	3	Office Leasing	0.18

Totals		537,006,510	367,054,830	98		6.82
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Total A/V 7,156,234,730 **5,378,572,670** **Total T/V**

2021

Top Twenty by Taxable Value

Warren Consolidated Schools 50230

City of Troy - Assessing Department

Rank	Owner	2021 A/V	2021 T/V	Parcels	Activity	%
1	MI Troy Tech	13,380,520	13,380,520	5	Industrial Leasing	0.25
2	920 on the Park	7,683,510	6,723,210	1	Senior Apartments	0.12
3	Edinburgh Props	8,299,930	6,005,280	1	Apartments	0.11
4	Home Props	7,697,520	4,782,480	2	Apartments	0.09
5	Bostick	4,651,010	3,647,120	14	Industrial Leasing	0.07
6	Elder Ford	3,383,240	2,425,350	1	Auto Dealer	0.05
7	DTE	2,087,740	2,087,740	1	Utility	0.04
8	Indusco Inv	3,410,970	2,039,590	1	Industrial Leasing	0.04
9	Lukowski Yarema	3,463,860	1,848,460	5	Manufacturing	0.03
10	First Industrial	3,307,180	1,707,350	6	Industrial Leasing	0.03
11	Tire Wholesalers	1,979,700	1,554,740	2	Whse Tire	0.03
12	American Polish CC	1,776,530	1,538,190	3	Catering	0.03
13	1099 Chicago	1,605,320	1,343,360	1	Industrial Leasing	0.02
14	1740 E Maple	1,459,420	1,255,580	1	Industrial Leasing	0.02
15	Ring Road Props	1,287,610	1,210,460	1	Industrial Leasing	0.02
16	John R Spring	3,315,590	1,186,770	1	Repair	0.02
17	Dequindre REIT	1,640,200	1,092,130	4	Industrial Leasing	0.02
18	Tepel Land	1,906,240	1,081,930	7	Commercial Printin,	0.02
19	Consumers Energy	1,081,180	1,081,180	1	Utility	0.02
20	D & R Chicago	2,545,800	1,045,230	3	Industrial Leasing	0.02
Totals		75,963,070	57,036,670	61		1.06

Total A/V 7,156,234,730 5,378,572,670 Total T/V

2021
Top Twenty by Taxable Value
DDA

City of Troy - Assessing Department

Rank	Owner	2021 A/V	2021 T/V	Parcels	Activity	%
1	Somerset Collection	84,478,230	51,210,710	6	Mall Retail	0.95
2	Troy Office Center	28,234,670	26,560,280	6	Office Leasing	0.49
3	CC Troy	36,529,390	22,166,640	4	Office Leasing	0.41
4	Wilshire Plaza	20,448,770	17,045,240	3	Office Leasing	0.32
5	755 Tower Associates LLC	26,040,980	15,681,130	2	Office Leasing	0.29
6	VHS Childrens Hospital	13,715,140	12,194,050	2	Hospital	0.23
7	Troy KS Development	11,657,600	11,657,600	3	Office Leasing	0.22
8	Nemer Troy Place	14,023,950	10,905,820	5	Office Leasing	0.20
9	Somerset Place LLC	20,516,620	10,874,160	1	Office Leasing	0.20
10	Liberty Investments I	14,012,430	9,292,810	2	Office Leasing	0.17
11	Macy's	11,697,410	8,062,080	2	Retail	0.15
12	Nordstrom	10,212,460	6,601,040	2	Retail	0.12
13	Galleria Of Troy	8,716,360	6,250,090	1	Office Leasing	0.12
14	NS International Ltd	9,054,190	5,977,640	2	Office Leasing	0.11
15	Saks	7,449,340	5,257,430	2	Retail	0.10
16	Sheffield Owner LLC	12,864,140	5,066,940	2	Office Leasing	0.09
17	Summit Wilshire LLC	8,734,610	5,025,630	2	Office Leasing	0.09
18	Troy 888 LLC	7,477,120	5,010,360	4	Office Leasing	0.09
19	Bostick 801 LLC	5,206,430	4,890,280	2	Office Leasing	0.09
20	Kelly Services	7,463,870	4,839,500	2	Temp Services	0.09

Totals		358,533,710	244,569,430	55		4.55
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Total A/V 7,156,234,730 **Total T/V** 5,378,572,670

2021

Board of Review

Minutes

TUESDAY, MARCH 2, 2021

11:00 AM - The 2021 Board of Review met at the Troy City offices. Frank Strahl was elected to the Chair. Also serving were Howard Adams. Member James Hatch was excused for medical reasons. 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 opened at 1:00PM to hear all appeals of Assessments placed against property in the City of Troy. The Board adjourned at 9:00 PM. There were no scheduled appointments for this session, and none were made during the Board's hours.

2021

Board of Review

Minutes

MONDAY, MARCH 8, 2021

9:00 AM - The 2021 Board of Review met for the second session at the Troy City offices. Included were Frank Strahl, Chairman, and Howard Adams and City Assessor, Nino Licari, serving as the Secretary. There were no appointments and no appeals heard. The Board adjourned at 5:00 PM.

2021

Board of Review

Minutes

TUESDAY, MARCH 9, 2021

1:00 PM - The 2021 Board of Review met for the third session at the Troy City offices. Frank Strahl called the meeting to order. Also present were, Howard Adams and City Assessor, Nino Licari, serving as the Secretary. There were only 2 appeals heard . The Board adjourned at 9:00 PM.

2021 March Board of Review Report

Appeal Date

03/09/2021

LI, SANJUN

Appeal # / Time

001.04.20PM

Parcel ID #

88-20-01-351-028

6230 BRITTANY TREE

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. HE HAS A COLLAPSED STORM DRAIN IN THE BASEMENT FLOOR. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO 193,690. NO CHANGE TO TAXABLE VALUE.

2019 A/V	2019 T/V	2019 BoR A/V	2019 BoR T/V	Change A/V	Change T/V
203,690	183,240	193,690	183,240	-10,000	0

Appeal Date

03/09/2021

MOSTAFA, ASHRAF

Appeal # / Time

002.04.30PM

Parcel ID #

88-20-15-480-014

4032 CHATWAL CT

THE PETITIONER SUBMITTED COMPARABLES REGARDING THE LOCATION FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED VALUE AND TAXABLE VALUE.

2019 A/V	2019 T/V	2019 BoR A/V	2019 BoR T/V	Change A/V	Change T/V
360,770	294,130	360,770	294,130	0	0

2021

Board of Review

Minutes

THURSDAY, MARCH 17, 2021

1:00 PM - The 2021 Board of Review met for the fourth session at the Troy City offices. This is the study session to review Assessor Changes, Correspondence Appeals, Poverty Exemptions, Veterans Exemptions and late filed Personal Property returns. Frank Strahl called the meeting to order. Also present were Howard Adams and City Assessor, Nino Licari, serving as the Secretary. The following 4 pages detail the appeals and any changes made by the Board.

2021 March Board of Review - Assessor Changes

Petition #	Parcel	2021 Orig AV	2021 Revised AV	Difference	2021 Orig TX	2021 Revised TX	Difference
AC01.01.00PM	20-08-126-010	178,790	170,500	(8,290)	178,790	170,500	(8,290)
AC02.01.00PM	20-08-376-311	97,150	85,000	(12,150)	96,870	85,000	(11,870)
AC03.01.00PM	20-11-277-031	263,500	240,000	(23,500)	263,500	240,000	(23,500)
AC04.01.00PM	20-12-456-006	202,940	177,500	(25,440)	202,940	177,500	(25,440)
AC05.01.00PM	20-13-351-059	185,170	169,000	(16,170)	185,170	169,000	(16,170)
AC06.01.00PM	20-14-277-013	274,590	222,500	(52,090)	274,590	222,500	(52,090)
AC07.01.00PM	20-17-151-004	329,240	275,000	(54,240)	329,240	275,000	(54,240)
AC08.01.00PM	20-17-476-039	259,970	239,300	(20,670)	243,360	239,300	(4,060)
AC09.01.00PM	20-22-228-010	248,600	209,390	(39,210)	248,600	209,390	(39,210)
AC10.01.00PM	20-23-205-034	217,100	214,950	(2,150)	217,100	214,950	(2,150)
AC11.01.00PM	20-25-326-077	176,600	165,000	(11,600)	175,950	165,000	(10,950)
AC12.01.00PM	20-31-228-040	162,120	155,000	(7,120)	162,120	155,000	(7,120)
TOTAL		2,595,770	2,323,140	(272,630)	2,578,230	2,323,140	(255,090)

2021 March Board of Review - Correspondence Appeals

Petition #	Parcel	2021 Orig AV	2021 Revised AV	Difference	2021 Orig TX	2021 Revised TX	Difference
C01.2.00PM	20-05-301-070	349,260	349,260	0	307,970	307,970	0
C02.2.00PM	20-06-277-021	335,090	325,000	(10,090)	205,280	205,280	0
C03.2.00PM	20-06-404-013	256,230	250,000	(6,230)	242,900	242,900	0
C04.2.00PM	20-06-477-014	176,860	176,860	0	142,460	142,460	0
C05.2.00PM	20-08-376-372	108,080	108,080	0	108,080	108,080	0
C06.2.00PM	20-20-401-018	289,910	289,910	0	289,910	289,910	0
C07.2.00PM	20-22-251-002	291,090	291,090	0	281,550	281,550	0
C08.2.00PM	20-22-426-033	138,820	138,820	0	121,470	121,470	0
C09.2.00PM	20-03-102-002	108,990	108,990	0	77,630	77,630	0
TOTAL Real		2,054,330	2,038,010	(16,320)	1,777,250	1,777,250	0
				0			
CP1.2.00PM	99-00-250-300	62,860	62,860	0	62,860	62,860	0
CP2.2.00PM	99-00-266-460	72,010	72,010	0	72,010	72,010	0
CP3.2.00PM	99-00-361-840	111,700	111,700	0	111,700	111,700	0
CP4.2.00PM	99-00-311-840	13,710	13,710	0	13,710	13,710	0
CP4.2.00PM	99-00-056-046	530,350	530,350	0	530,350	530,350	0
CP4.2.00PM	IP-11-100-058	293,780	293,780	0	293,780	293,780	0
TOTAL Personal		1,084,410	1,084,410	0	1,084,410	1,084,410	0

2021 March Board of Review - Poverty Exemption Appeals

Petition #	Parcel	2021 Orig AV	2021 Revised AV	Difference	2021 Orig TX	2021 Revised TX	Difference
PE01.3.00PM	20-##-226-063	104,270	0	(104,270)	104,270	0	(104,270)
PE02.3.00PM	20-##-253-004	117,470	0	(117,470)	117,470	0	(117,470)
PE03.3.00PM	20-##-352-020	119,310	0	(119,310)	119,310	0	(119,310)
PE04.3.00PM	20-##-377-009	122,940	0	(122,940)	122,940	0	(122,940)
PE05.3.00PM	20-##-378-015	153,350	0	(153,350)	153,350	0	(153,350)
PE06.3.00PM	20-##-153-001	148,530	0	(148,530)	148,530	0	(148,530)
PE07.3.00PM	20-##-101-004	152,450	0	(152,450)	98,690	0	(98,690)
PE08.3.00PM	20-##-253-031	148,240	0	(148,240)	148,240	0	(148,240)
PE09.3.00PM	20-##-377-046	148,760	0	(148,760)	148,760	0	(148,760)
PE10.3.00PM	20-##-156-016	76,670	76,670	0	76,670	76,670	0
PE11.3.00PM	20-##-308-032	156,080	0	(156,080)	156,080	0	(156,080)
TOTAL		1,448,070	76,670	(1,371,400)	1,394,310	76,670	(1,317,640)

2021 March Board of Review - Veterans Exemption Appeals

Petition #	Parcel	2021 Orig AV	2021 Revised AV	Difference	2021 Orig TX	2021 Revised TX	Difference
VA01.04.00PM	20-02-203-009	210,830	0	(210,830)	210,830	0	(210,830)
VA02.04.00PM	20-02-203-021	164,360	0	(164,360)	156,360	0	(156,360)
VA03.04.00PM	20-02-229-004	187,670	0	(187,670)	151,010	0	(151,010)
VA04.04.00PM	20-03-103-003	207,440	0	(207,440)	207,440	0	(207,440)
VA05.04.00PM	20-14-202-013	0	152,190	152,190	0	97,250	97,250
VA06.04.00PM	20-15-103-020	140,150	0	(140,150)	140,150	0	(140,150)
VA07.04.00PM	20-25-326-008	80,500	0	(80,500)	80,500	0	(80,500)
VA08.04.00PM	20-30-126-043	102,870	0	(102,870)	102,870	0	(102,870)
TOTAL		1,093,820	152,190	(941,630)	1,049,160	97,250	(951,910)

2021 March Board of Review

All Appeals

Parcel ID	2021 A/V	2021 T/V	MBoR A/V	MBoR T/V	Change A/V	Change T/V	Appt. #
88-20-01-351-028	203,690	183,240	193,690	183,240	(10,000)	0	001.04.20PM
88-20-02-203-009	210,830	210,830	0	0	(210,830)	(210,830)	VE01.04.00PM
88-20-02-203-021	164,360	156,360	0	0	(164,360)	(156,360)	VE02.04.00PM
88-20-02-229-004	187,670	151,010	0	0	(187,670)	(151,010)	VE03.04.00PM
88-20-03-102-002	108,990	77,630	108,990	77,630	0	0	C.09.02.00PM
88-20-03-103-003	207,440	207,440	0	0	(207,440)	(207,440)	VE04.04.00PM
88-20-05-301-070	349,260	307,970	349,260	307,970	0	0	C.01.02.00PM
88-20-06-277-021	335,090	205,280	325,000	205,280	(10,090)	0	C.02.02.00PM
88-20-06-404-013	256,230	242,900	250,000	242,900	(6,230)	0	C.03.02.00PM
88-20-06-477-014	176,860	142,460	176,860	142,460	0	0	C.04.02.00PM
88-20-08-376-372	108,080	108,080	108,080	108,080	0	0	C.05.02.00PM
88-20-14-202-013	0	0	152,190	152,190	152,190	152,190	VE05.04.00PM
88-20-15-103-020	140,150	140,150	0	0	(140,150)	(140,150)	VE06.04.00PM
88-20-15-480-014	360,770	294,130	360,770	294,130	0	0	002.04.30PM
88-20-20-401-018	289,910	289,910	289,910	289,910	0	0	C.06.02.00PM
88-20-22-251-002	291,090	281,550	291,090	281,550	0	0	C.07.02.00PM
88-20-22-426-033	138,820	121,470	138,820	121,470	0	0	C.08.02.00PM
88-20-25-326-008	80,500	80,500	0	0	(80,500)	(80,500)	VE07.04.00PM
88-20-30-126-043	102,870	102,870	0	0	(102,870)	(102,870)	VE08.04.00PM
88-99-00-056-046	530,350	530,350	530,350	530,350	0	0	CP04.02.00PM
88-99-00-250-300	62,860	62,860	62,860	62,860	0	0	CP01.02.00PM
88-99-00-266-460	72,010	72,010	72,010	72,010	0	0	CP02.02.00PM
88-99-00-311-840	13,710	13,710	13,710	13,710	0	0	CP04.02.00PM
88-99-00-361-840	111,700	111,700	111,700	111,700	0	0	CP03.02.00PM
88-IP-11-100-058	293,780	293,780	293,780	293,780	0	0	CP04.02.00PM
88-20-##-226-063	104,270	104,270	0	0	(104,270)	(104,270)	PE01.03.00PM
88-20-##-253-004	117,470	117,470	0	0	(117,470)	(117,470)	PE02.03.00PM
88-20-##-352-020	119,310	119,310	0	0	(119,310)	(119,310)	PE03.03.00PM
88-20-##-377-009	122,940	122,940	0	0	(122,940)	(122,940)	PE04.03.00PM
88-20-##-378-015	153,350	153,350	0	0	(153,350)	(153,350)	PE05.03.00PM
88-20-##-153-001	148,530	148,530	0	0	(148,530)	(148,530)	PE06.03.00PM
88-20-##-101-004	152,450	98,690	0	0	(152,450)	(98,690)	PE07.03.00PM
88-20-##-253-031	148,240	148,240	0	0	(148,240)	(148,240)	PE08.03.00PM
88-20-##-377-046	148,760	148,760	0	0	(148,760)	(148,760)	PE09.03.00PM
88-20-##-156-016	76,670	76,670	76,670	76,670	0	0	PE10.03.00PM
88-20-##-308-032	156,080	156,080	0	0	(156,080)	(156,080)	PE11.03.00PM