

2022

CITY of TROY

Assessment Roll

&

Board of Review

Report

City of Troy

Board of Review

ANNUAL REPORT

2022 ASSESSMENT ROLL

2022 Board of Review:

John Howard Adams, Chairman
Frank Strahl
Michele Shoan

Submitted by: Kelly M. Timm, City Assessor

May 16, 2022

TO: The Honorable Mayor and City Council

FROM: Kelly M. Timm, City Assessor

RE: 2022 Assessment Roll Report and Board of Review Minutes

It is my pleasure to present to you the 2022 Assessment Roll Report and Board of Review Minutes for the City of Troy. The goal of the Assessing Department is to promote and maintain public trust in the assessment services provided. Our department provides the highest quality assessment services of real and personal property. We strive for the highest quality of professionalism and communication skills to ensure public trust in assessment practices. We continuously examine best practices to ensure proper administration of land division, exemption and record retention policies. The Assessing Department continues to provide useful information to the public through the internet.

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 to service the community.

The **2022 Assessment Roll** is summarized as follows:

Total Assessed Value	Total Taxable Value	Residential Taxable Value	Commercial Taxable Value	Industrial Taxable Value	Personal Taxable Value
7,507,426,870	5,754,238,160	3,833,877,750	1,177,946,600	374,129,120	368,284,690

The Assessed Value for 2022 reflects a **4.90%** increase from 2021. This year, the **Taxable Value** increased **6.98%**.

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

Year	Assessed Value	Increase (Decrease)	%	Taxable Value	Increase (Decrease)	%
2022	7,507,426,870	351,192,140	4.90	5,754,238,160	375,665,490	6.98
2021	7,156,234,730	240,053,260	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

The Consumer Price Index in Michigan for the 2022 Taxable Values was set at 3.3%, a multiplier of 1.033 (1.4% for 2021).

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
2022	7,507,426,870	5,754,238,160	38.32	368,284,690	32.55
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	5,459,779,936	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 2022 is \$368,284,690, an increase of \$2,730,150 or 0.74%. 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 fewer 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	% +,-
2022	368,284,690	2,730,150	.74
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)

The **Industrial Facilities Tax Roll** has a decrease of \$1,477,780 or 30.91%. 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	% +,-
2022	3,302,720	(1,477,780)	(30.91)
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

As you recall, the **Downtown Development Authority (DDA)** was reconfigured and the debt was refinanced for the 2022 year.

The history of the new DDA is only 9 years at this point.

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

DDA History and Capture Changes					
Year	TOTAL DDA Taxable Value	Real	Personal	Capture	Capture %+, -
2022	456,004,500	365,085,100	90,919,400	146,812,230	48.69
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 taxable value for 2022 increased 48.69% due to new construction, uncapping, and the consumer price index.

The City of Troy 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 16th year. The 2022 Taxable Value is \$787,630, an increase of \$414,550 or 111.15% from the 2021 value. The increase is due to uncapping as the property changed hands on March 23, 2021.

TCF BRA History and Capture Changes					
Year	Total BRA	Real	Personal	Capture	Capture %+,-
2022	787,630	787,630	0	589,690	336.69
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** expired 12/31/21, therefore the captured Taxable Value is 0.

The **Somerset Shoppes BRA** is in its 5th year. It shows a 2022 captured Taxable Value of \$1,087,040. This represents an increase of 13.65% due to new businesses opening in Somerset Shoppes.

Somerset Shoppes BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+,-
2022	2,930,290	2,025,440	904,850	1,087,040	13.65
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 2022.

Troy Senior Leasing (MSC) BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+, -
2022	738,480	738,480	0	0	
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** had new construction for 2022.

Midtown Apartments (MTA) BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+, -
2022	6,058,630	6,058,630	0	4,201,880	28.41
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** had no captured Taxable Value for 2022.

Midtown Apartments (MTA) BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+, -
2022	165,580	165,580	0	0	
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 19th year for the **Smart Zone (SZ), or LDFA** in the City of Troy. The Smart Zone is located near the southwest corner of E. Big Beaver and John R. It shows a decrease in Captured Taxable Value. This is due to 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 %+,-
2022	20,490,250	17,330,750	3,159,500	6,042,870	(18.16)
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**. This 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.

For the 2022 Assessment Year there are **27,448** residential parcels in the City of Troy. They have an average Assessed Value (A/V) of \$179,442, and an average Market Value of \$358,884. The average Taxable Value (T/V) for these parcels is \$139,678.

There were **1,118** valid residential sales in the 2021 calendar year. The total sale price was \$468,929,840, with an **average sale price of \$419,436**. The lowest recorded residential sale was \$85,000 and the highest recorded residential sale was \$1,590,000.

There were also **275** sales of condominiums in 2021. They totaled \$72,897,325, with an average sale price of \$265,081. The lowest recorded condominium sale was \$85,000 and the highest recorded condominium sale was \$610,000.

There were approximately 2,500 deeds processed by the Office Assistant staff in the Assessing Department in 2021. The vast majority of these lead to the filing of a Property Transfer Affidavit that is also processed by this department. In addition, we handle approximately the same amount of Principal Residence Exemption Affidavits annually.

There are currently **1,943** Commercial or Industrial classed parcels in the City of Troy. These parcels encompass 5,589 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 valuable 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 praise 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 2022 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,

Kelly M. Timm
City Assessor

**2022 March Board of Review
2022 Assessment Roll Summary**

Type	Count	Assessed Value	Taxable Value
Agricultural Real	0	0	0
Commercial Real	1,031	1,653,860,230	1,177,946,600
Industrial Real	912	559,960,140	374,129,120
Residential Real	27,448	4,925,321,810	3,833,877,750
Total Real	29,391	7,139,142,180	5,385,953,470
Commercial Personal	5,205	257,175,180	257,175,180
Industrial Personal	384	34,723,270	34,723,270
Utility Personal	19	76,386,240	76,386,240
Deletes	0		
Total Personal	5,608	368,284,690	368,284,690
Total of Roll	34,999	7,507,426,870	5,754,238,160

Percent Changes by Class

Assessed Value Percent Change		Taxable Value Percent Change	
	%		%
Residential	3.37%	Residential	5.29%
Commercial	10.32%	Commercial	14.86%
Industrial	6.33%	Industrial	8.04%
Personal	0.75%	Personal	0.75%
Overall A/V	4.91%	Overall T/V	6.98%

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

	A/V %	T/V %		A/V %	T/V %
Residential	65.61	66.63	Real	95.09	93.60
Commercial	22.03	20.47	Personal	4.91	6.40
Industrial	7.46	6.50			
Personal	4.91	6.40			
Total	100.00	100.00	Total	100.00	100.00

Averages

	Sale Price	Market Value	Assessed Value	Taxable Value
Residential	419,436			
1,118 Sales @ \$468,929,840	High Sale	1,590,000	Low Sale	85,000
	Price	M/V	A/V	T/V
Condo	265,081			
275 Sales @ \$72,897,325	High Sale	610,000	Low Sale	85,000
	Price	M/V	A/V	T/V
Combined Residential & Condo	388,964			
1,393 Sales @ \$541,827,165	High Sale	1,590,000	Low Sale	85,000

**2022 March Board of Review
2022 Assessment Roll Summary**

Ratio of Taxable Value to Market Value				
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Total Market Value (including Personal Property)	15,014,853,740
Total Taxable Value (including Personal Property)	11,508,476,320
Ratio of T/V to M/V (including Personal Property) %	38.32

Total Market Value (No Personal Property)	14,278,284,360
Total Taxable Value (No Personal Property)	10,771,906,940
Ratio of T/V to M/V (No Personal Property) %	37.72

By Type (No Personal Property)		Assessed Value	Market Value	Taxable Value	Ratio
Commercial		1,653,860,230	3,307,720,460	1,177,946,600	35.61
Industrial		559,960,140	1,119,920,280	374,129,120	33.41
Residential		4,925,321,810	9,850,643,620	3,833,877,750	38.92

DDA Statistics			
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	Base	2022 T/V	2022 Capture
Total	309,192,270	456,004,500	146,812,230

Troy Brownfield #4 - TCF Bank Statistics			
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	Base	2022 T/V	2022 Capture
Total	197,940	787,630	589,690

Troy Brownfield #7 - Troy Senior Leasing Statistics			
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	Base	2022 T/V	2022 Capture
Total	879,840	738,480	0

Troy Brownfield #8 - Somerset Shoppes Statistics			
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	Base	2022 T/V	2022 Capture
Total	1,843,250	2,930,290	1,087,040

Troy Brownfield #9 - Mid Town Apartments Statistics			
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	Base	2022 T/V	2022 Capture
Total	1,856,750	6,058,630	4,201,880

Troy Brownfield #10 - Harrison Poolside Troy Apartments Statistics			
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	Base	2022 T/V	2022 Capture
Total	368,620	165,580	0

Troy Smart Zone (SZ) Statistics			
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	Base	2022 T/V	2022 Capture
Total	14,447,380	20,490,250	6,042,870

**2022 March Board of Review
2022 Assessment Roll Summary**

2021 Millage Rates (2022 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	29.6980	5.5709	35.2689	36.5370	13.4902	50.0272
63070	Avondale	28.9732	5.9263	34.8995	38.0632	15.0163	53.0795
63010	Birmingham	31.9974	4.9007	36.8981	37.8107	10.9258	48.7365
63080	Bloomfield	29.8096	6.5666	36.3762	35.7167	12.6699	48.3866
63280	Lamphere	33.7127	10.6660	44.3787	35.4802	12.4335	47.9137
63040	Royal Oak	30.3332	1.8358	32.1690	46.6341	1.8358	48.4699
50230	Warren	36.3244	1.8358	38.1602	49.2165	1.8358	51.0523

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

Top Twenty Taxpayers - 2022

Rank	Name	2022 A/V	2022 T/V	Parcels	Activity	% of Total T/V
1	Somerset Collection	75,344,490	60,876,330	5	Mall - Retail	1.06%
2	DTE Electric Co.	49,159,120	48,670,830	17	Utility	0.85%
3	Lithia Real Estate Inc	42,086,890	42,086,890	19	Automotive Dealer	0.73%
4	Troy Apts I-IV LLC	86,751,560	32,250,080	25	Apartments	0.56%
5	Troy Office Center LLC	28,843,380	27,373,740	6	Office Leasing	0.48%
6	Urbancal Oakland Mall	25,829,780	25,404,080	4	Mall - Retail	0.44%
7	Consumers Energy	23,873,690	23,685,220	12	Utility	0.41%
8	CC Troy Associates	36,410,880	22,898,130	4	Office Leasing	0.40%
9	Wilshire Plaza	18,911,890	17,303,600	3	Office Leasing	0.30%
10	Troy KS Development	17,546,160	16,903,700	4	Office Leasing	0.29%
11	LREH LLC	19,191,330	16,364,290	8	Office Leasing	0.28%
12	755 Tower Assoc	25,670,980	16,184,740	2	Office Leasing	0.28%
13	Bostick	20,196,910	15,440,620	30	Leasing-Multi Use	0.27%
14	Troy Beaver Realty	15,559,070	14,827,140	2	Office Leasing	0.26%
15	Delphi	28,255,440	14,565,330	2	Corp HQ	0.25%
16	Regents Park of Troy	15,002,450	14,552,220	3	Apartments	0.25%
17	American House of Troy	14,295,570	14,295,570	1	Apartments	0.25%
18	Mich Troy Technology	15,199,950	13,790,170	5	Office Leasing	0.24%
19	Zen Troy LLC	13,809,470	13,643,750	1	Apartments	0.24%
20	SCA-100 LLC	13,826,300	13,597,610	1	Office Leasing	0.24%
		585,765,310	464,714,040	154		8.08%

City of Troy - Assessing Department
2022 Commercial/Industrial Roll Summary by Use

Count	Use	Sq Ft	Acres	2022 A/V	2022 T/V	\$/SF 2 * A/V	\$/SF 2 * T/V
18	Auto Dealer	741,632	95.23	48,379,570	41,896,160	130.47	112.98
32	Bank	131,033	39.46	19,578,690	11,776,410	298.84	179.75
6	Barber/Beauty	11,540	1.89	861,770	629,650	149.35	109.12
3	Bowling Centers	109,975	15.15	2,710,450	1,464,850	49.29	26.64
4	Clubhouses	100,268	21.85	5,067,760	4,071,500	101.08	81.21
15	Day Care Centers	129,950	22.21	7,392,880	5,680,100	113.78	87.42
66	Engineering	2,679,349	227.64	86,863,230	66,816,870	64.84	49.88
5	Garage-Mini Lube	10,081	2.18	1,495,660	585,390	296.73	116.14
50	Garage-Service	243,505	38.33	20,476,580	11,113,170	168.18	91.28
2	Hangar-Storage	24,928	0.00	403,250	283,120	32.35	22.72
3	Health Club	161,623	16.29	5,493,510	4,565,200	67.98	56.49
1	Hospital	61,522	4.07	11,563,800	9,782,720	375.92	318.02
10	Hotel	1,253,970	50.38	46,425,090	41,062,060	74.04	65.49
38	Industrial - Lofts	1,771,500	113.43	37,770,390	23,911,910	42.64	27.00
632	Industrial LM	11,757,905	866.38	349,202,720	224,733,080	59.40	38.23
1	Kennel	9,199	2.05	836,290	785,250	181.82	170.73
22	Market	303,685	38.67	18,685,180	10,764,300	123.06	70.89
87	Medical	725,523	68.00	44,492,150	32,966,830	122.65	90.88
12	Mini Whse	1,041,774	43.23	20,163,660	14,521,340	38.71	27.88
2	Mortuary	30,404	3.68	1,359,000	1,139,880	89.40	74.98
4	Motel	278,988	14.13	8,177,660	7,813,430	58.62	56.01
58	Multiple Res	5,853,229	450.51	203,221,350	109,546,570	69.44	37.43
7	Multiple SC	336,542	29.97	24,876,440	17,520,610	147.84	104.12
257	Office	16,232,671	984.07	687,773,890	480,938,050	84.74	59.26
47	Restaurant	458,667	52.04	41,022,550	29,568,120	178.88	128.93
27	Restaurant FF	104,523	27.93	15,177,130	10,177,290	290.41	194.74
1	Retail, Apt up	3,520	0.05	84,670	54,900	48.11	31.19
43	Retail	502,602	50.92	25,704,880	19,743,640	102.29	78.57
7	Retail Department	1,358,484	64.46	45,447,620	32,744,960	66.91	48.21
13	Retail Discount	750,198	73.81	28,663,920	23,524,230	76.42	62.71
2	Retail Whse	370,213	38.17	11,636,040	8,744,300	62.86	47.24
23	Row/Town House	25,346	5.41	1,243,430	831,590	98.12	65.62
2	Skating Rink	278,254	23.90	9,563,710	8,915,480	68.74	64.08
1	Sheds - Lumber	18,180	1.20	149,050	109,200	16.40	12.01
4	Shop Cntr Comm'ty	434,513	36.53	18,600,870	8,600,180	85.62	39.59
65	Shop Cntr Nghbhd	1,117,031	120.14	69,109,150	48,187,230	123.74	86.28
3	Shop Cntr Regional	1,584,986	61.39	98,999,190	84,645,670	124.92	106.81
1	Theater	76,067	12.48	3,313,940	3,099,000	87.13	81.48
4	Veterinary	13,345	1.84	1,152,090	736,010	172.66	110.30
13	Whse Distribution	733,193	62.17	22,308,870	14,097,130	60.85	38.45
40	Whse Storage	1,253,348	93.80	34,670,870	22,987,140	55.33	36.68
2	Whse Transit	68,295	19.96	4,258,630	3,117,430	124.71	91.29

2022 Commercial/Industrial Summary by Type

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

2021 Oakland County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2021 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	8.3106	Southfield Twp	0.6000
Auburn Hills	13.0702	Holly Twp	2.3948
Berkley	15.9886	Novi Twp	2.9663
Beverly Hills Village	13.9206	Rose Twp	2.9813
Bingham Farms Village	9.0000	Commerce Twp	3.0412
Birmingham	13.5896	Groveland Twp	4.4557
Bloomfield Hills	10.9600	Oakland Twp	5.6350
Bloomfield Twp	12.1734	Brandon Twp	6.4603
Brandon Twp	6.4603	Lyon Twp	6.7371
Clarkston Village	17.5522	Leonard Village	7.0000
Clawson	22.8139	Springfield Twp	7.3537
Commerce Twp	3.0412	Milford Village	7.7216
Farmington	19.8167	Franklin Village	7.7231
Farmington Hills	18.3628	Highland Twp	7.8442
Fenton	9.8822	Milford Twp	7.9241
Ferndale	26.1345	Ortonville Village	8.0000
Franklin Village	7.7231	Addison Twp	8.3106
Groveland Twp	4.4557	Orchard Lake Village (City)	8.3590
Hazel Park	35.6130	Bingham Farms Village	9.0000
Highland Twp	7.8442	Wolverine Lake Village	9.5730
Holly Twp	2.3948	White Lake Twp	9.8310
Holly Village (Ind Twp)	11.9176	Fenton	9.8822
Holly Village (RH)	15.4828	**Troy**	10.0154
Huntington Woods	24.9327	Orion Twp	10.0815
Independence Twp	10.6018	Waterford Twp	10.2310
Keego Harbor	15.1306	Novi	10.5376
Lake Angelus	11.2109	Rochester Hills	10.5510
Lake Orion Village	12.6756	Independence Twp	10.6018
Lathrup Village (City)	24.4906	Bloomfield Hills	10.9600
Leonard Village	7.0000	Oxford Village	11.1200
Lyon Twp	6.7310	Lake Angelus	11.2109
Madison Heights	26.2646	West Bloomfield Twp	11.7285
Milford Twp	7.9241	Holly Village (Ind Twp)	11.9176
Milford Village	7.7216	Oxford Twp	11.9466
Northville	16.6044	Bloomfield Twp	12.1734
Novi	10.5376	Lake Orion Village	12.6756
Novi Twp	2.9663	Rochester	12.8528
Oak Park	33.8541	Wixom	13.0201
Oakland Twp	5.6350	Auburn Hills	13.0702

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

2021 Oakland County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2021 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)	8.3590	Royal Oak Twp	13.0818
Orion Twp	10.0815	Birmingham	13.5896
Ortonville Village	8.0000	Beverly Hills Village	13.9206
Oxford Twp	11.9466	Keego Harbor	15.1306
Oxford Village	11.1200	Holly Village (RH)	15.4828
Pleasant Ridge	21.3110	Berkley	15.9886
Pontiac	17.4139	Northville	16.6044
Rochester	12.8528	South Lyon	17.0223
Rochester Hills	10.5510	Pontiac	17.4139
Rose Twp	2.9813	Royal Oak	17.4679
Royal Oak	17.4679	Clarkston Village	17.5522
Royal Oak Twp	13.0818	Sylvan Lake	17.6629
South Lyon	17.0223	Farmington Hills	18.3628
Southfield	28.1272	Walled Lake	19.6201
Southfield Twp	0.6000	Farmington	19.8167
Springfield Twp	7.3537	Pleasant Ridge	21.3110
Sylvan Lake	17.6629	Clawson	22.8139
** Troy **	10.0154	Lathrup Village (City)	24.4906
Walled Lake	19.6201	Huntington Woods	24.9327
Waterford Twp	10.2310	Ferndale	26.1345
West Bloomfield Twp	11.7285	Madison Heights	26.2646
White Lake Twp	9.8310	Southfield	28.1272
Wixom	13.0201	Oak Park	33.8541
Wolverine Lake Village	9.5730	Hazel Park	35.6130

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

2021 Macomb County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2021 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	2.2235	Chesterfield Twp	0.7624
Armada Village	12.3476	Richmond Twp	1.0586
Bruce Twp	1.7448	Washington Twp	1.5956
Center Line	34.2433	Bruce Twp	1.7448
Chesterfield Twp	0.7624	Lenox Twp	2.0167
Clinton Twp	5.3993	Armada Twp	2.2235
Eastpointe	26.5963	Macomb Twp	2.9907
Fraser	21.3685	Ray Twp	3.5964
Grosse Pointe Shores	17.7031	Clinton Twp	5.3993
Harrison Twp	9.1020	Harrison Twp	9.1020
Lenox Twp	2.0167	Shelby Twp	9.2999
Macomb Twp	2.9907	** Troy **	10.0154
Memphis	18.6160	New Haven Village	11.7500
Mount Clemens	21.5839	Armada Village	12.3476
New Baltimore	12.9782	New Baltimore	12.9782
New Haven Village	11.7500	Romeo Village (Bruce)	14.8976
Ray Twp	3.5964	Romeo Village (Washington)	14.8976
Richmond	15.8717	Richmond	15.8717
Richmond Twp	1.0586	Sterling Heights	16.6742
Romeo Village (Bruce)	14.8976	Grosse Pointe Shores	17.7031
Romeo Village (Washington)	14.8976	Memphis	18.6160
Roseville	27.7134	Utica	20.0853
Shelby Twp	9.2999	Fraser	21.3685
St Clair Shores	23.9435	Mount Clemens	21.5839
Sterling Heights	16.6742	St Clair Shores	23.9435
** Troy **	10.0154	Eastpointe	26.5963
Utica	20.0853	Warren	27.2265
Warren	27.2265	Roseville	27.7134
Washington Twp	1.5956	Center Line	34.2433

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

2021 Wayne County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2021 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	23.9087	Canton Twp Chrtr	2.8857
Belleville	16.2043	Brownstown Twp	3.9971
Brownstown Twp	3.9971	Sumpter Twp	4.7175
Canton Twp Chrtr	2.8857	Plymouth Twp	5.1485
Dearborn	26.6700	Van Buren Twp	7.2674
Dearborn Heights	23.5646	Huron Twp	8.5702
Detroit	28.9520	Northville Twp	8.6118
Ecorse	38.1380	** Troy **	10.0154
Flat Rock	19.9861	Livonia	13.2480
Garden City	26.4906	Grosse Isle Twp	14.8046
Gibraltor	19.0046	Plymouth	15.0692
Grosse Isle Twp	14.8046	Northville	15.5063
Grosse Pointe	17.1801	Redford Twp	15.8700
Grosse Pointe Farms	16.7912	Romulus	15.8709
Grosse Pointe Park	16.8822	Belleville	16.2043
Grosse Pointe Shores	17.7031	Grosse Pointe Farms	16.7912
Grosse Pointe Woods	21.8829	Grosse Pointe Park	16.8822
Hamtramck	24.1380	Grosse Pointe	17.1801
Harper Woods	25.3302	Grosse Pointe Shores	17.7031
Highland Park	47.4869	Riverview	18.9100
Huron Twp	8.5702	Gibraltor	19.0046
Inkster	37.8837	Westland	19.5931
Lincoln Park	20.9404	Flat Rock	19.9861
Livonia	13.2480	Rockwood	20.4292
Melvindale	37.2892	Lincoln Park	20.9404
Northville	15.5063	Grosse Pointe Woods	21.8829
Northville Twp	8.6118	Woodhaven	22.4420
Plymouth	15.0692	Wyandotte	22.7500
Plymouth Twp	5.1485	Dearborn Heights	23.5646
Redford Twp	15.8700	Allen Park	23.9087
River Rouge	37.1339	Hamtramck	24.1380
Riverview	18.9100	Wayne	24.5579
Rockwood	20.4292	Trenton	24.7506
Romulus	15.8709	Harper Woods	25.3302
Southgate	26.7308	Taylor	25.9386
Sumpter Twp	4.7175	Garden City	26.4906
Taylor	25.9386	Dearborn	26.6700
Trenton	24.7506	Southgate	26.7308
** Troy **	10.0154	Detroit	28.9520
Van Buren Twp	7.2674	River Rouge	37.1339
Wayne	24.5579	Melvindale	37.2892
Westland	19.5931	Inkster	37.8837
Woodhaven	22.4420	Ecorse	38.1380
Wyandotte	22.7500	Highland Park	47.4869

2022
Top Twenty by Taxable Value
Troy City - All
City of Troy - Assessing Department

Rank	Owner	2022 A/V	2022 T/V	Parcels	Activity	%
1	Somerset Collection	75,344,490	60,876,330	5	Mall - Retail	1.06
2	DTE Electric Co	49,159,120	48,670,830	17	Utility	0.85
3	Lithia Real Estate Inc	42,086,890	42,086,890	19	Automotive Dealer	0.73
4	Troy Apts I-IV LLC	86,751,560	32,250,080	25	Apartments	0.56
5	Troy Office Center LLC	28,843,380	27,373,740	6	Office Leasing	0.48
6	Urbancal Oakland Mall	25,829,780	25,404,080	4	Mall - Retail	0.44
7	Consumers Energy	23,873,690	23,685,220	12	Utility	0.41
8	CC Troy Associates	36,410,880	22,898,130	4	Office Leasing	0.40
9	Wilshire Plaza	18,911,890	17,303,600	3	Office Leasing	0.30
10	Troy KS Development	17,546,160	16,903,700	4	Office Leasing	0.29
11	LREH LLC	19,191,330	16,364,290	8	Office Leasing	0.28
12	755 Tower Assoc	25,670,980	16,184,740	2	Office Leasing	0.28
13	Bostick	20,196,910	15,440,620	30	Leasing - Multi Use	0.27
14	Troy Big Beaver Realty	15,559,070	14,827,140	2	Office Leasing	0.26
15	Delphi	28,255,440	14,565,330	2	Corporate HQ	0.25
16	Regents Park of Troy	15,002,450	14,552,220	3	Apartments	0.25
17	American House Troy	14,295,570	14,295,570	1	Apartments	0.25
18	Michigan Troy Technology	15,199,950	13,790,170	5	Office Leasing	0.24
19	Zen Troy LLC	13,809,470	13,643,750	1	Apartments	0.24
20	SCA-100 LLC	13,826,300	13,597,610	1	Office Leasing	0.24
Totals		585,765,310	464,714,040	154		8.08

Total A/V 7,507,426,870 5,754,238,160 **Total T/V**

2022
Top Twenty by Taxable Value
Avondale Schools 63070
City of Troy - Assessing Department

Rank	Name	2022 A/V	2022 T/V	Parcels	Activity	%
1	Northfield Commons	5,528,230	3,438,550	1	Retail Rental	0.06
2	Nino Salvaggios	4,651,240	3,420,000	2	Market	0.06
3	Caswell	6,444,470	3,347,470	5	Retail & Apartment	0.06
4	HCR Manorcare	5,065,150	3,302,120	1	Rehabilitation	0.06
5	Sunrise Senior Living	3,481,920	2,257,790	2	Senior Housing	0.04
6	DTE Electric	1,634,330	1,634,330	1	Utility	0.03
7	Consumers Energy	912,820	912,820	1	Utility	0.02
8	Petruzzello Trust	889,190	887,200	2	Catering	0.02
9	Trowbridge Homes	964,260	768,390	6	Residential	0.01
10	Troy Professional	1,145,450	768,210	2	Office Leasing	0.01
11	Bostick Trust	828,720	606,780	5	Leasing	0.01
12	Kroger Co	534,900	543,550	2	Market/Fuel	0.01
13	Amberwood Townhomes	648,430	518,740	1	Apartment	0.01
14	Comcast	514,310	514,310	1	Utility	0.01
15	Rest Ret/Off LLC	1,307,660	447,230	1	Office Leasing	0.01
16	Boji, Vince	427,580	427,580	1	Residence	0.01
17	Nikolla, Eranda	449,860	418,020	1	Residence	0.01
18	Giri, Brij	382,850	382,850	1	Residence	0.01
19	Abou, Basil	398,790	371,220	1	Residence	0.01
20	Dedaj, Ludovik	508,620	371,120	2	Residence	0.01
Totals		31,190,550	21,899,730	38		0.38

Total A/V 7,507,426,870 5,754,238,160 **Total T/V**

2022
Top Twenty by Taxable Value
Birmingham Schools 63010
City of Troy - Assessing Department

Rank	Owner	2022 A/V	2022 T/V	Parcels	Activity	%
1	DTE Electric Co	6,842,120	6,825,850	2	Utility	0.12
2	Grand/Sakwa	7,407,410	5,780,500	3	Retail Rental	0.10
3	Target	6,020,010	4,476,180	2	Retail	0.08
4	Home Depot	5,471,240	3,716,050	2	Retail	0.06
5	SP Industrial	3,153,480	2,940,180	2	Industrial	0.05
6	International Transmission	2,816,780	2,816,780	1	Utility	0.05
7	Kroger	3,947,290	2,483,930	2	Market	0.04
8	Kohl's	2,889,430	2,341,640	2	Retail	0.04
9	LA Fitness	2,215,430	1,346,110	2	Gym	0.02
10	Consumers Energy	836,860	836,860	1	Utility	0.01
11	Secured Storage	1,126,700	750,520	2	Storage	0.01
12	Wolverine Carbide	1,244,910	712,850	1	Industrial	0.01
13	ESS Prisa LLC	1,070,870	706,660	1	Storage	0.01
14	Queen Nour LLC	755,690	688,960	6	Residential	0.01
15	Fields Christopher	674,730	674,730	1	Residence	0.01
16	Koneru Trust	660,840	660,840	1	Residence	0.01
17	Fishman Trust	653,750	653,750	1	Residence	0.01
18	Amina Properties LLC	632,610	632,610	1	Industrial	0.01
19	Sunblad, Kyle	609,430	609,430	1	Residence	0.01
20	3808 Poppleton Trust	557,580	557,580	1	Residence	0.01
Totals		49,587,160	40,212,010	35		0.70

Total A/V 7,507,426,870 5,754,238,160 **Total T/V**

2022

Top Twenty by Taxable Value

Bloomfield Hills Schools 63080

City of Troy - Assessing Department

Rank	Name	2022 A/V	2022 T/V	Parcels	Activity	%
1	Windemere Park of Troy	4,863,450	2,836,980	1	Senior Living	0.05
2	DTE Electric Co	1,103,740	1,092,260	2	Utility	0.02
3	Pllumaj, Arben	1,133,940	987,990	2	Residence	0.02
4	LREH California LLC	1,424,780	983,510	1	Office Leasing	0.02
5	Reid, John	1,219,450	943,400	1	Residence	0.02
6	Veluru, Ramesh	938,210	806,060	1	Residence	0.01
7	Malik, Asif	861,770	752,880	1	Residence	0.01
8	Dedvukaj, Deda	831,670	741,650	1	Residence	0.01
9	MacNeill, John	795,060	739,590	1	Residence	0.01
10	Varghese, Mathew	814,470	715,400	1	Residence	0.01
11	Kissoondial, PA	713,100	693,590	1	Residence	0.01
12	Rao, Anitha	701,490	679,310	1	Residence	0.01
13	Camaj, Martin	718,150	660,150	1	Residence	0.01
14	Khan, Amin	707,520	630,760	1	Residence	0.01
15	Jain, Nitin	715,020	611,390	1	Residence	0.01
16	Lee, Kuei	709,570	610,130	1	Residence	0.01
17	Hajjar, Riad	689,050	606,600	1	Residence	0.01
18	Choudhary, Shivani	704,410	603,440	1	Residence	0.01
19	Ibrahim, Chadi	746,640	597,520	1	Residence	0.01
20	Shah, Biren	581,770	581,770	1	Residence	0.01
Totals		20,973,260	16,874,380	22		0.29

Total A/V 7,507,426,870 5,754,238,160 **Total T/V**

2022

Top Twenty by Taxable Value

Lamphere Public Schools 63280

City of Troy - Assessing Department

Rank	Owner	2022 A/V	2022 T/V	Count	Activity	%
1	Urbancal Oakland Mall	25,829,780	25,404,080	4	Mall/Retail	0.44
2	MGA Research Corp	9,783,540	9,783,540	1	Engineering	0.17
3	CR Oakland Square LLC	9,406,580	9,406,580	3	Retail	0.16
4	CR Oakland Plaza LLC	7,649,430	7,649,430	4	Retail	0.13
5	14 Mile & John R Holdings	6,837,900	6,837,900	2	Retail	0.12
6	Macy's	7,909,050	5,803,050	2	Retail	0.10
7	CTL Propco I LLC	4,575,330	4,575,330	1	Retail	0.08
8	Zago Properties LLC	3,812,940	3,812,940	1	Industrial	0.07
9	Urbancal Oakland II LLC	4,076,720	2,935,260	2	Mall/Retail	0.05
10	Wolverine Carbide	2,749,650	2,273,250	2	Industrial	0.04
11	400 John R Road LLC	3,053,060	2,268,810	1	Retail	0.04
12	Bostick West Prop LLC	2,324,860	1,623,040	4	Industrial Leasing	0.03
13	600 Data Center LLC	1,454,670	1,135,290	1	Office	0.02
14	Telli Invt LLC	1,034,580	1,034,580	1	Industrial	0.02
15	Managed Way Co	1,000,000	1,000,000	1	Personal Property	0.02
16	Vosburgh Investments LP	823,510	823,510	1	Restaurant	0.01
17	LGA 3 LLC	1,102,050	818,220	1	Industrial Leasing	0.01
18	Executive REIT	1,315,420	760,490	1	Industrial Leasing	0.01
19	Dai Lai Property Mgmt LLC	750,620	750,620	1	Industrial Leasing	0.01
20	Oakland Commerce	1,304,130	702,490	1	Industrial Leasing	0.01
Totals		96,793,820	89,398,410	35		1.55

Total A/V 7,507,426,870 **5,754,238,160** **Total T/V**

2022
Top Twenty by Taxable Value
Royal Oak Schools 63040
City of Troy - Assessing Department

Rank	Owner	2022 A/V	2022 T/V	Parcels	Activity	%
1	Cole OFC Troy MI LLC	4,324,210	3,711,700	1	Office Leasing	0.06
2	Troy Hotels Inc	4,455,450	3,542,200	1	Hotel	0.06
3	HOV Services Inc	2,913,740	2,913,740	1	Hotel	0.05
4	250 Stephenson Assoc	5,075,120	2,870,120	1	Office Leasing	0.05
5	Troy 500 & 750 Steph'n	4,047,420	2,802,010	2	Office Leasing	0.05
6	Holiday Inn Express	3,486,550	2,788,260	2	Hotel	0.05
7	SourceHOV LLC	2,915,040	2,411,840	1	Office Leasing	0.04
8	LREH Michigan LLC	3,660,820	2,333,580	1	Office Leasing	0.04
9	Kostal of America Inc	4,171,040	2,142,180	2	Corp HQ	0.04
10	Site One Landscape	1,366,460	1,093,270	2	Landscaping	0.02
11	501 Stephenson LLC	1,023,770	1,023,770	1	Industrial	0.02
12	Continental Catering	854,640	854,640	1	Commercial Catering	0.01
13	North American Bancard	824,940	824,940	1	Corp HQ	0.01
14	Phoenix Wire Works	1,433,430	791,530	1	Industrial	0.01
15	Source Corp BPS Inc	788,310	788,310	1	Industrial	0.01
16	FSC Con Troy MI LLC	1,310,580	724,250	1	Industrial	0.01
17	Intraco Corp	981,540	722,270	2	Office Leasing	0.01
18	Data Sales Company	657,390	657,390	1	Corp HQ	0.01
19	Deal Investment LLC	1,025,350	653,090	1	Office Leasing	0.01
20	St Real Estate Holdings	787,880	571,770	1	Medical Office	0.01
Totals		29,335,160	21,183,100	21		0.37

Total A/V 7,507,426,870 5,754,238,160 **Total T/V**

2022
Top Twenty by Taxable Value
Troy Schools 63150
City of Troy - Assessing Department

Rank	Owner	2022 A/V	2022 T/V	Parcels	Activity	%
1	Somerset Collection	75,344,490	60,876,330	5	Mall - Retail	1.06
2	Lithia Real Estate Inc	37,873,750	37,873,750	17	Automotive Dealer	0.66
3	DTE Electric Co	36,680,100	36,219,560	9	Utility	0.63
4	Troy Apts I-IV LLC	86,751,560	32,250,080	25	Apartments	0.56
5	Troy Office Center	28,843,380	27,373,740	6	Office Leasing	0.48
6	CC Troy	36,529,390	22,166,640	4	Office Leasing	0.39
7	Consumers Energy	20,251,590	20,063,120	6	Utility	0.35
8	Wilshire Plaza	18,911,890	17,303,600	3	Office Leasing	0.30
9	Troy KS	17,546,160	16,903,700	4	Office Leasing	0.29
10	755 Tower	25,670,980	16,184,740	2	Office Leasing	0.28
11	Troy Beaver Realty	15,559,070	14,827,140	2	Office Leasing	0.26
12	Delphi	28,255,440	14,565,330	2	Office	0.25
13	Regents Park	15,002,450	14,552,220	3	Apartments	0.25
14	Zen Troy LLC	13,809,470	13,643,750	1	Apartments	0.24
15	SCA-100 LLC	13,826,300	13,597,610	1	Office Leasing	0.24
16	Zimmer US INC	12,555,320	12,555,320	1	Personal Property	0.22
17	VHS Childrens Hospital	14,050,280	12,269,200	2	Hospital	0.21
18	Nemer Troy Place	14,465,600	11,265,690	5	Office Leasing	0.20
19	Somerset Place	17,824,780	11,233,000	1	Office Leasing	0.20
20	Gables Of Troy	18,069,640	10,612,430	4	Office Leasing	0.18
Totals		547,821,640	416,336,950	103		7.24

Total A/V 7,507,426,870 5,754,238,160 **Total T/V**

2022

Top Twenty by Taxable Value

Warren Consolidated Schools 50230

City of Troy - Assessing Department

Rank	Owner	2022 A/V	2022 T/V	Parcels	Activity	%
1	American House Troy	14,295,570	14,295,570	1	Senior Apartments	0.25
2	MI Troy Technology	15,199,950	13,790,170	5	Industrial Leasing	0.24
3	Edinburgh Properties	8,136,320	6,203,450	1	Apartments	0.11
4	920 on the Park	6,120,700	5,132,560	1	Senior Apartments	0.09
5	Home Properties	9,028,800	4,987,840	2	Apartments	0.09
6	Lithia Real Estate Inc	4,213,140	4,213,140	2	Auto Dealer	0.07
7	Bostick	6,318,710	4,183,550	15	Multi Use	0.07
8	DTE Electric Co	2,240,640	2,240,640	1	Utility	0.04
9	Holden Hayden LLC	2,227,220	2,227,220	1	Industrial	0.04
10	Indusco Investment	3,707,890	2,106,890	1	Industrial Leasing	0.04
11	Lukowski Yarema LLC	3,642,470	1,909,430	5	Manufacturing	0.03
12	Tire Wholesalers	2,215,220	1,654,370	2	Whse Tire	0.03
13	1099 Chicago Road LLC	2,322,140	1,387,690	1	Industrial Leasing	0.02
14	Phoenix Property LLC	1,372,820	1,372,820	2	Industrial	0.02
15	1740 E Maple LLC	1,491,340	1,297,010	1	Industrial Leasing	0.02
16	American Polish CC	2,203,210	1,253,450	3	Catering	0.02
17	Ring Road Properties LLC	1,510,000	1,250,400	1	Industrial Leasing	0.02
18	John R Spring Company LLC	3,792,190	1,225,930	1	Repair	0.02
19	Dequindre REIT	1,694,770	1,128,150	4	Industrial Leasing	0.02
20	Consumers Energy	1,126,970	1,126,970	1	Utility	0.02
Totals		78,564,500	58,691,680	50		1.02

Total A/V 7,507,426,870 5,754,238,160 **Total T/V**

2022
Top Twenty by Taxable Value
DDA
City of Troy - Assessing Department

Rank	Owner	2022 A/V	2022 T/V	Parcels	Activity	%
1	Somerset Collection	75,344,490	60,876,330	5	Mall Retail	1.06
2	Troy Office Center	28,843,380	27,373,740	6	Office Leasing	0.48
3	CC Troy	36,410,880	22,898,130	4	Office Leasing	0.40
4	Wilshire Plaza	18,911,890	17,303,600	3	Office Leasing	0.30
5	755 Tower Associates LLC	25,670,980	16,184,740	2	Office Leasing	0.28
6	Zen Troy LLC	13,809,470	13,643,750	1	Apartments	0.24
7	VHS Childrens Hospital	14,050,280	12,269,200	2	Hospital	0.21
8	Troy KS Development	12,671,690	12,042,280	3	Office Leasing	0.21
9	Nemer Troy Place	14,465,600	11,265,690	5	Office Leasing	0.20
10	Somerset Place LLC	17,824,780	11,233,000	1	Office Leasing	0.20
11	Liberty Investments I	12,483,400	9,599,470	2	Office Leasing	0.17
12	Macy's	14,144,580	9,234,420	2	Retail	0.16
13	OVT Wilshire Owner LLC	7,631,050	7,631,050	1	Office Leasing	0.13
14	Galleria Of Troy LLC	9,289,370	7,510,530	1	Office Leasing	0.13
15	Nordstrom Inc	9,416,580	7,367,250	2	Retail	0.13
16	NS International LTD	8,113,760	6,118,570	2	Office Leasing	0.11
17	Saks	8,529,130	5,443,220	2	Retail	0.09
18	Neiman Marcus	6,253,200	5,269,360	2	Retail	0.09
19	Sheffield Owner LLC	15,147,420	5,234,140	2	Office Leasing	0.09
20	Troy 888 LLC	7,355,170	5,175,700	4	Office Leasing	0.09
Totals		356,367,100	273,674,170	52		4.76

Total A/V 7,507,426,870 5,754,238,160 **Total T/V**

City of Troy 2022

March Board of Review Minutes

Organizational Meeting

Troy City Hall Conference Room C

500 W. Big Beaver Rd, Troy MI 48084

TUESDAY, MARCH 8, 2022 10:00 A.M.-4:00 P.M.

The 2022 Board of Review was called to order at 10:00 A.M. at Troy City Hall. Members present: Frank Strahl, Howard Adams, and Michele Shoan. Motion by Frank Strahl to appoint Howard Adams as Chairperson, Seconded by Michele Shoan, Motion Carried. Also present were City Assessor, Kelly Timm who served as the Secretary and Kim Harper, Deputy Assessor. Kelly Timm presented the 2022 Certified Assessment Roll to the Board, reviewed with the Board of Review how to conduct business, reviewed statutory or policy changes for the current year, and briefed the members on aspects of the 2022 Assessment Roll. There were no corrections of omissions or errors. Motion by Frank Strahl to adjourn the meeting, Seconded by Michele Shoan. Meeting adjourned at 4:00 PM. Actual hours in Session-6 hours. There were no scheduled appointments for this session.

City of Troy 2022

March Board of Review Minutes

Organizational Meeting

Troy City Hall Conference Room C

500 W. Big Beaver Rd, Troy MI 48084

MONDAY, MARCH 14, 2022 9:00 A.M-5:00 P.M.

The 2022 Board of Review was called to order at 9:00 A.M. at Troy City Hall. Members present: Frank Strahl, Howard Adams, Chairperson and Michele Shoan. Also present was City Assessor, Kelly Timm who served as the Secretary. See Attached for the 5 Petitions heard at this meeting. Motion by Frank Strahl to adjourn the meeting, Seconded by Michele Shoan. Meeting adjourned at 5:00 PM. Actual hours in Session-8 hours.

2022 March Board of Review Report

Appeal Date

03/14/2022

Appeal # / Time

03.01.20PM

Parcel ID #

88-20-15-480-014

MOSTAFA TRUST, ASHRAF**4032 CHATWAL CT**

THE PETITIONER SUBMITTED AN APPRAISAL DATED JANUARY 2021 FOR THE BOARD TO REVIEW. PETITIONER WOULD NOT LEAVE A COPY OF THE APPRAISAL FOR REVIEW. THE BOARD VOTED NO CHANGE.

2022 A/V

356,990

2022 T/V

303,830

2022 BoR A/V

356,990

2022 BoR T/V

303,830

Change A/V

0

Change T/V

0

Appeal Date

03/14/2022

Appeal # / Time

04.01.30PM

Parcel ID #

88-20-11-480-002

FARMER, TIFFANY**1798 WILMET**

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE.

2022 A/V

183,890

2022 T/V

163,910

2022 BoR A/V

183,890

2022 BoR T/V

163,910

Change A/V

0

Change T/V

0

Appeal Date

03/14/2022

Appeal # / Time

05.01.40PM

Parcel ID #

88-20-04-307-004

DESAI, AJITKUMAR & GIRA**6224 RIVERTON**

THE PETITIONER REQUESTED A CHANGE IN HOW TAX REVENUE IS COLLECTED. THE BOARD VOTED NO CHANGE.

2022 A/V

210,200

2022 T/V

123,610

2022 BoR A/V

210,200

2022 BoR T/V

123,610

Change A/V

0

Change T/V

0

Appeal Date

03/14/2022

Appeal # / Time

01.11.00AM

Parcel ID #

88-20-07-153-024

XU, WEIYANG**2825 LENOX**

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME AND AN APPRAISAL FOR THE BOARD TO REVIEW. PETITIONER STATED THEY OVERPAID FOR THE HOUSE. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$225,000.

2022 A/V

244,980

2022 T/V

244,980

2022 BoR A/V

225,000

2022 BoR T/V

225,000

Change A/V

-19,980

Change T/V

-19,980

Appeal Date**Appeal # / Time****Parcel ID #**

2022 March Board of Review Report

03/14/2022

02.11.20AM

88-20-09-402-009

MALAGA, MICHAEL D

5387 DANIELS

THE PETITIONER SUBMITTED EVIDENCE IN REGARDS TO THE LOCATION OF THE HOME IN REGARDS TO I
-75 FOR THE BOARD TO REVIEW. ALSO PRESENTED AN ANALYSIS OF OTHER RECENTLY SOLD HOMES
IN THE AREA. THE BOARD VOTED NO CHANGE.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
367,800	367,800	367,800	367,800	0	0

City of Troy 2022

March Board of Review Minutes

Organizational Meeting

Troy City Hall Conference Room C

500 W. Big Beaver Rd, Troy MI 48084

TUESDAY, MARCH 15, 2022 1:00 P.M - 9:00 P.M.

The 2022 Board of Review was called to order at 1:00 P.M. at Troy City Hall. Members present: Frank Strahl, Howard Adams, Chairperson and Michele Shoan. Also present was City Assessor, Kelly Timm who served as the Secretary. See Attached for the 8 Petitions heard at this meeting. Motion by Frank Strahl to adjourn the meeting, Seconded by Michele Shoan. Meeting adjourned at 9:00 PM. Actual hours in Session-8 hours.

2022 March Board of Review Report

Appeal Date

03/15/2022

Appeal # / Time

06.01.00PM

Parcel ID #

88-20-22-204-010

TORTOLERO, RICARDO ANTONIO**3784 BRISTOL**

THE PETITIONER WANTED INFORMATION ON HOW THE ASSESSED AND TAXABLE VALUES WERE CALCULATED. HE REQUESTED A DECREASE IN ASSESSED VALUE. THE BOARD VOTED NO CHANGE.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
143,480	140,900	143,480	140,900	0	0

Appeal Date

03/15/2022

Appeal # / Time

07.02.00PM

Parcel ID #

88-20-35-102-040

1400 ALLEN LLC**1400 ALLEN -1408**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
1,627,730	1,627,730	1,627,730	1,627,730	0	0

Appeal Date

03/15/2022

Appeal # / Time

08.04.10PM

Parcel ID #

88-20-01-351-028

LI, SANJUN**6230 BRITTANY TREE**

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
201,740	189,280	201,740	189,280	0	0

Appeal Date

03/15/2022

Appeal # / Time

09.06.00PM

Parcel ID #

88-20-12-380-006

PALANIAPPAN, SWAMINATHAN**2227 RADCLIFFE**

THE PETITIONER REQUESTED THE TAXABLE VALUE TO DECREASE PER THE CONSUMER PRICE INDEX. THE BOARD VOTED NO CHANGE TO THE ASSESSED VALUE AND DECREASED THE TAXABLE VALUE TO \$262,620.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
265,580	265,580	265,580	262,620	0	-2,960

Appeal Date**Appeal # / Time****Parcel ID #**

2022 March Board of Review Report

03/15/2022

10.06.10PM

88-20-07-102-027

MICLEA, IOAN & GRIGORIANA

2800 LENOX

THE PETITIONER PRESENTED COMPARABLES AND AN APPRAISAL FOR THE BOARD TO REVIEW. THE BOARD VOTED TO DECREASE THE ASSESSED VALUE AND TAXABLE TO \$250,000

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
305,120	305,120	250,000	250,000	-55,120	-55,120

Appeal Date	Appeal # / Time	Parcel ID #
03/15/2022	11.06.20PM	88-20-04-100-062
BISHARA, TOM Y & KHALIDA		754 ANDREW

THE PETITIONER SUBMITTED THE CONDITION OF BASEMENT FLOODING AND FLOOR SEWER DRAINAGE FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
299,690	209,720	299,690	209,720	0	0

Appeal Date	Appeal # / Time	Parcel ID #
03/15/2022	12.06.40PM	88-20-27-354-001
KRASNIQI, SHKELZEN		102 VERMONT

THE PETITIONER PRESENTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE TO \$75,000.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
81,850	81,850	75,000	75,000	-6,850	-6,850

Appeal Date	Appeal # / Time	Parcel ID #
03/15/2022	13.06.50PM	88-20-27-352-025
KRASNIQI, SHKELZEN		105 VERMONT

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

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
215,720	150,200	215,720	150,200	0	0

City of Troy 2022

March Board of Review Minutes

Organizational Meeting

Troy City Hall Conference Room C

500 W. Big Beaver Rd, Troy MI 48084

WEDNESDAY, MARCH 16, 2022 9:00 A.M. - 5:00 P.M.

The 2022 Board of Review was called to order at 9:00 A.M. at Troy City Hall. Members present: Frank Strahl, Howard Adams, Chairperson and Michele Shoan. Also present was City Assessor, Kelly Timm who served as the Secretary. See Attached for the 6 Petitions heard at this meeting. Motion by Frank Strahl to adjourn the meeting, Seconded by Michele Shoan. Meeting adjourned at 5:00 PM. Actual hours in Session-8 hours.

2022 March Board of Review Report

Appeal Date

03/16/2022

Appeal # / Time

17.01.15PM

Parcel ID #

88-20-14-401-029

SCHMITZ, MARK & KALI**1661 ROCKFIELD**

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

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
207,150	207,150	207,150	207,150	0	0

Appeal Date

03/16/2022

Appeal # / Time

18.01.20PM

Parcel ID #

88-20-27-358-020

KOTTAPALLI, SRINIVASA R & CHANDRA S

THE PETITIONER REQUESTED A REDUCTION IN ASSESSED AND TAXABLE VALUE. THE BOARD VOTED NO CHANGE.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
45,520	30,400	45,520	30,400	0	0

Appeal Date

03/16/2022

Appeal # / Time

15.10.00AM

Parcel ID #

88-20-23-401-038

TROY 16 PROPERTIES**1607 E BIG BEAVER**

THE PETITIONER SUBMITTED AN APPRAISAL, COMPARABLES, AND BUILDING EXPENSES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
2,965,390	1,575,590	2,965,390	1,575,590	0	0

Appeal Date

03/16/2022

Appeal # / Time

16.10.40AM

Parcel ID #

88-20-08-476-014

ANSARA BROTHERS REAL ESTATE LLC**5460 CORPORATE**

THE PETITIONER (ATTORNEY) WANTED INFORMATION ON HOW THE ASSESSED AND TAXABLE VALUE WERE CALCULATED, REQUESTING A DECREASE IN ASSESSED VALUE. THE BOARD VOTED NO CHANGED TO THE ASSESSED AND TAXABLE VALUE.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
922,500	732,270	922,500	732,270	0	0

Appeal Date**Appeal # / Time****Parcel ID #**

2022 March Board of Review Report

03/16/2022

19.04.00PM

88-20-14-101-025

FLOAREA, MARIUS & SIMONA

1081 GLASER

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME AND COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO \$307,500 AND NO CHANGE TO THE TAXABLE VALUE.

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
354,110	247,090	307,500	247,090	-46,610	0

Appeal Date

Appeal # / Time

Parcel ID #

03/16/2022

14.09.30AM

88-20-20-401-018

SUDA, ERIC

3129 ALPINE

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

2022 A/V	2022 T/V	2022 BoR A/V	2022 BoR T/V	Change A/V	Change T/V
347,050	299,470	347,050	299,470	0	0

City of Troy 2022

March Board of Review Minutes

Organizational Meeting

Troy City Hall Conference Room C

500 W. Big Beaver Rd, Troy MI 48084

THURSDAY, MARCH 17, 2022 1:00 P.M. - 2:00 P.M.

The 2022 Board of Review was called to order at 1:00 P.M. at Troy City Hall. Members present: Frank Strahl, Howard Adams, Chairperson and Michele Shoan. Also present was City Assessor, Kelly Timm who served as the Secretary. The Board of Review signed the L-4037 Certification of the Board of Review. Motion by Frank Strahl to adjourn the meeting, Seconded by Michele Shoan. Meeting adjourned at 2:00 PM. Actual hours in Session-1 hour.

2022 MARCH BOARD OF REVIEW

All Appeals

Parcel Number	2022 Orig. SEV	2022 Revised SEV	Difference	2022 Orig. TV	2022 Revised TV	Difference
88-20-07-153-024	244,980	225,000	-19,980	244,980	225,000	-19,980
88-20-09-402-009	367,800	367,800	0	367,800	367,800	0
88-20-15-480-014	356,990	356,990	0	303,830	303,830	0
88-20-11-480-002	183,890	183,890	0	163,910	163,910	0
88-20-04-307-004	210,200	210,200	0	123,610	123,610	0
88-20-22-204-010	143,480	143,480	0	140,900	140,900	0
88-20-35-102-040	1,627,730	1,627,730	0	1,627,730	1,627,730	0
88-20-01-351-028	201,740	201,740	0	189,280	189,280	0
88-20-12-380-006	265,580	265,580	0	265,580	262,620	-2,960
88-20-07-102-027	305,120	250,000	-55,120	305,120	250,000	-55,120
88-20-04-100-062	299,690	299,690	0	209,720	209,720	0
88-20-27-354-001	81,850	75,000	-6,850	81,850	75,000	-6,850
88-20-27-352-025	215,720	215,720	0	150,200	150,200	0
88-20-20-401-018	347,050	347,050	0	299,470	299,470	0
88-20-23-401-038	2,965,390	2,965,390	0	1,575,590	1,575,590	0
88-20-08-476-014	922,500	922,500	0	732,270	732,270	0
88-20-14-401-029	207,150	207,150	0	207,150	207,150	0
88-20-27-358-020	45,520	45,520	0	30,400	30,400	0
88-20-14-101-025	354,110	307,500	-46,610	247,090	247,090	0
88-20-06-276-006	358,570	324,500	-34,070	358,170	324,500	-33,670
88-20-08-253-009	301,930	270,000	-31,930	301,930	270,000	-31,930
88-20-16-226-045	281,660	261,340	-20,320	277,330	261,340	-15,990
88-20-18-203-004	331,440	324,500	-6,940	331,440	324,500	-6,940
88-20-19-126-013	177,240	167,600	-9,640	177,240	167,600	-9,640
88-20-21-276-003	139,770	136,170	-3,600	139,770	136,170	-3,600
88-20-07-126-009	334,550	305,000	-29,550	220,120	220,120	0
88-20-02-277-022	209,970	209,970	0	209,970	165,650	-44,320
88-20-35-276-001	294,910	218,470	-76,440	294,910	218,470	-76,440
88-20-29-401-014	376,090	238,570	-137,520	182,720	182,720	0
88-20-29-401-021	474,600	400,000	-74,600	474,600	400,000	-74,600
88-20-29-401-026	4,551,170	3,580,580	-970,590	4,551,170	3,580,580	-970,590
88-20-18-251-002	308,210	287,500	-20,710	308,210	287,500	-20,710
88-20-29-401-020	245,640	149,690	-95,950	245,640	149,690	-95,950
88-20-27-429-042	179,060	143,250	-35,810	78,060	78,060	0
88-20-31-226-016	2,374,590	2,374,590	0	2,080,070	1,826,800	-253,270
88-20-31-226-017	2,849,820	2,849,820	0	1,542,550	1,386,460	-156,090
88-20-28-203-035	4,478,860	4,478,860	0	3,702,250	3,702,250	0
88-20-25-104-016	78,270	78,270	0	78,270	78,270	0
88-20-05-101-010	195,130	195,130	0	195,130	195,130	0

2022 MARCH BOARD OF REVIEW

All Appeals

Parcel Number	2022 Orig. SEV	2022 Revised SEV	Difference	2022 Orig. TV	2022 Revised TV	Difference
88-20-29-326-028	2,407,720	2,407,720	0	2,407,720	2,407,720	0
88-20-29-401-028	1,017,390	1,017,390	0	1,017,390	1,017,390	0
88-20-29-401-031	4,032,040	4,032,040	0	4,032,040	4,032,040	0
88-20-29-401-032	5,890,940	5,890,940	0	5,890,940	5,890,940	0
88-20-29-426-011	2,317,990	2,317,990	0	2,317,990	2,317,990	0
88-20-29-426-021	1,437,680	1,437,680	0	1,437,680	1,437,680	0
88-20-29-426-027	1,273,170	1,273,170	0	1,273,170	1,273,170	0
88-20-29-426-028	484,160	484,160	0	484,160	484,160	0
88-20-29-426-030	4,339,350	4,339,350	0	4,339,350	4,339,350	0
88-20-29-426-033	1,402,210	1,402,210	0	1,402,210	1,402,210	0
88-20-29-426-055	3,843,340	3,843,340	0	3,843,340	3,843,340	0
88-20-29-426-056	3,559,740	3,559,740	0	3,559,740	3,559,740	0
88-20-35-276-005	3,994,670	3,994,670	0	3,994,670	3,994,670	0
88-20-26-102-004	34,950	34,950	0	25,290	25,290	0
88-20-01-451-018	287,190	0	-287190	287,190	0	-287,190
88-20-02-132-008	169,760	0	-169760	169,760	0	-169,760
88-20-02-203-021	171,320	0	-171320	171,320	0	-171,320
88-20-02-229-004	194,500	0	-194500	194,500	0	-194,500
88-20-03-103-003	232,330	0	-232330	232,330	0	-232,330
88-20-03-177-001	132,080	0	-132080	132,080	0	-132,080
88-20-03-277-005	272,260	0	-272260	200,210	0	-200,210
88-20-03-277-006	123,610	0	-123610	123,610	0	-123,610
88-20-03-279-012	128,420	0	-128420	74,250	0	-74,250
88-20-03-451-001	163,830	0	-163830	163,830	0	-163,830
88-20-04-252-005	176,800	0	-176800	176,800	0	-176,800
88-20-04-257-004	122,240	0	-122240	122,240	0	-122,240
88-20-04-477-022	169,090	0	-169090	169,090	0	-169,090
88-20-05-151-037	195,940	0	-195940	195,940	0	-195,940
88-20-05-228-010	196,210	0	-196210	196,210	0	-196,210
88-20-06-352-025	425,220	0	-425220	425,220	0	-425,220
88-20-08-152-006	170,580	0	-170580	170,580	0	-170,580
88-20-09-227-017	191,550	0	-191550	191,550	0	-191,550
88-20-09-277-024	119,980	0	-119980	119,980	0	-119,980
88-20-10-376-010	152,090	0	-152090	152,090	0	-152,090
88-20-11-102-010	134,710	0	-134710	134,710	0	-134,710
88-20-11-176-051	169,130	0	-169130	149,200	0	-149,200
88-20-11-276-006	164,280	0	-164280	164,280	0	-164,280
88-20-11-377-012	125,760	0	-125760	125,760	0	-125,760
88-20-11-426-002	194,760	0	-194760	194,760	0	-194,760

2022 MARCH BOARD OF REVIEW

All Appeals

Parcel Number	2022 Orig. SEV	2022 Revised SEV	Difference	2022 Orig. TV	2022 Revised TV	Difference
88-20-11-480-001	207,520	0	-207520	207,520	0	-207,520
88-20-12-128-027	176,280	0	-176280	176,280	0	-176,280
88-20-12-153-003	155,240	0	-155240	155,240	0	-155,240
88-20-12-183-008	156,100	0	-156100	144,760	0	-144,760
88-20-12-204-031	107,710	0	-107710	107,710	0	-107,710
88-20-12-226-008	205,720	0	-205720	205,720	0	-205,720
88-20-12-255-005	246,340	0	-246340	133,850	0	-133,850
88-20-12-276-006	143,240	0	-143240	143,240	0	-143,240
88-20-12-327-027	182,500	0	-182500	182,500	0	-182,500
88-20-12-376-005	191,890	0	-191890	191,890	0	-191,890
88-20-13-128-003	139,350	0	-139350	122,510	0	-122,510
88-20-13-351-043	161,350	0	-161350	161,350	0	-161,350
88-20-13-379-010	146,820	0	-146820	96,750	0	-96,750
88-20-13-478-021	140,650	0	-140650	140,650	0	-140,650
88-20-14-202-013	158,210	0	-158210	100,450	0	-100,450
88-20-14-307-064	220,980	0	-220980	220,980	0	-220,980
88-20-14-328-021	159,720	0	-159720	159,720	0	-159,720
88-20-14-352-009	167,550	0	-167550	167,550	0	-167,550
88-20-15-103-020	145,420	0	-145420	145,420	0	-145,420
88-20-15-104-003	128,950	0	-128950	128,950	0	-128,950
88-20-15-204-009	236,790	0	-236790	236,790	0	-236,790
88-20-15-428-004	200,430	0	-200430	200,430	0	-200,430
88-20-15-451-007	151,420	0	-151420	151,420	0	-151,420
88-20-16-228-002	176,160	0	-176160	111,790	0	-111,790
88-20-17-100-023	303,010	0	-303010	220,320	0	-220,320
88-20-17-202-006	257,670	0	-257670	257,670	0	-257,670
88-20-18-353-012	148,880	0	-148880	148,880	0	-148,880
88-20-18-477-014	190,960	0	-190960	190,960	0	-190,960
88-20-19-202-012	192,740	0	-192740	192,740	0	-192,740
88-20-19-427-003	260,450	0	-260450	260,450	0	-260,450
88-20-20-101-016	237,520	0	-237520	166,950	0	-166,950
88-20-20-226-041	199,720	0	-199720	199,720	0	-199,720
88-20-20-227-007	197,430	0	-197430	197,430	0	-197,430
88-20-23-404-003	150,970	0	-150970	150,970	0	-150,970
88-20-23-410-005	289,670	0	-289670	289,670	0	-289,670
88-20-24-103-014	215,760	0	-215760	215,760	0	-215,760
88-20-24-128-011	139,810	0	-139810	139,810	0	-139,810
88-20-25-182-013	114,870	0	-114870	114,870	0	-114,870
88-20-25-326-008	86,310	0	-86310	86,310	0	-86,310

**2022 MARCH BOARD OF REVIEW
All Appeals**

Parcel Number	2022 Orig. SEV	2022 Revised SEV	Difference	2022 Orig. TV	2022 Revised TV	Difference
88-20-25-326-056	139,260	0	-139260	139,260	0	-139,260
88-20-25-478-009	127,410	0	-127410	127,410	0	-127,410
88-20-27-155-028	128,650	0	-128650	128,650	0	-128,650
88-20-30-101-013	163,600	0	-163600	163,600	0	-163,600
88-20-30-126-019	193,470	0	-193470	193,470	0	-193,470
88-20-30-126-043	109,980	0	-109980	109,980	0	-109,980
88-20-12-254-023	144,210	0	-144210	144,210	0	-144,210
TOTAL	91,613,990	72,843,730	-18,770,260	86,032,760	67,746,840	-18,285,920

Board of Review Action Report

Required by State Tax Commission Bulletin 17 of 2007

March Session

State Tax Commission Bulletin 17 of 2007 states that the STC is requiring that all Boards of Review maintain appropriate documentation of their decisions including minutes, a copy of the form 4035 and the 4035a whenever the Board of Review makes a change that causes the Taxable Value to change, and a Board of Review Action Report

The Board of Review Action Report is a report summarizing the actions of the Board of Review. It must include a total assessed and taxable value changed, assessed and taxable value change by classification, total poverty exemption appeals made and number approved, and total number of classification appeals made and number of classification changes made.

OAKLAND

CITY OF TROY

03/17/2022

2022 Board of Review Action Report

Code	Classification	No. of Appeals	No. Granted	Total Assessed Value Change	Total Taxable Value Change
Real Property					
100	Agricultural	0	0	\$0	\$0
200	Commercial	19	4	\$-1,108,110	\$-1,379,950
300	Industrial	6	3	\$-246,990	\$-246,990
400	Residential	107	92	\$-13,786,680	\$-13,030,500
500	Timber-Cutover	0	0	\$0	\$0
600	Developmental	0	0	\$0	\$0
Personal Property					
150	Agricultural	0	0	\$0	\$0
250	Commercial	69	62	\$-1,409,530	\$-1,409,530
350	Industrial	40	32	\$-2,218,950	\$-2,218,950
450	Residential	0	0	\$0	\$0
550	Utility	0	0	\$0	\$0
Total		241	193	\$-18,770,260	\$-18,285,920

No. of Poverty/Vet Exemptions Applied For	No. of Poverty/Vet Exemptions Granted
80	77

Local unit retains original. File report and minutes with local unit clerk (MCL 211.33)

Copy sent to County Equalization Department by May 1