

Property Values, Tax Rates, and Taxes

Troy City Council Special Meeting | October 3, 2022

Introduction

Comparison Communities

- Started with 72 cities in Macomb, Oakland, and Wayne counties.
 - Compared 2010 and 2020 taxable value, population, and taxable value per capita.
 - Identified eight cities most similar to Troy.
1. Dearborn
 2. Farmington Hills
 3. Livonia
 4. Novi
 5. Rochester Hills
 6. Royal Oak
 7. Southfield
 8. Sterling Heights

City Tax Rates

City Property Tax Rates

City Tax Rates

Sources

- Charter
- Statutory
- Voted

Most Popular Purposes

- General Government (9)
- Libraries (8)
- Fire and/or Police (7)
- Garbage (7)
- Parks and/or Recreation (7)
- Roads and/or Streets (6)
- Advertising (5)

City Tax Rates

Authorization

- Limited: Subject to permanent “Headlee” reduction (most taxes)
- Unlimited : Not subject to permanent “Headlee” reduction (debt and pension taxes)

Expiration

- Limited: Approved by statute or voters for a specific number of years.
- Unlimited: Approved by statute or voters indefinitely.

Garbage (Act 298 of 1917)

The legislative body may levy 3 mills without voter approval.

1. Dearborn
2. Farmington Hills
3. Livonia
4. Royal Oak
5. Southfield
6. Sterling Heights
7. Troy

Advertising (Act 359 of 1925)

The legislative body may levy 4 mills without voter approval; not to exceed \$50,000 in any year.

1. Farmington Hills
2. Livonia
3. Novi
4. Royal Oak
5. Southfield

Drain Debt (Act 40 of 1956)

Provides for the levy and collection of drain taxes.

1. Novi
2. Rochester Hills
3. Royal Oak
4. Southfield
5. Sterling Heights

Police & Fire Pension (Act 345 of 1937)

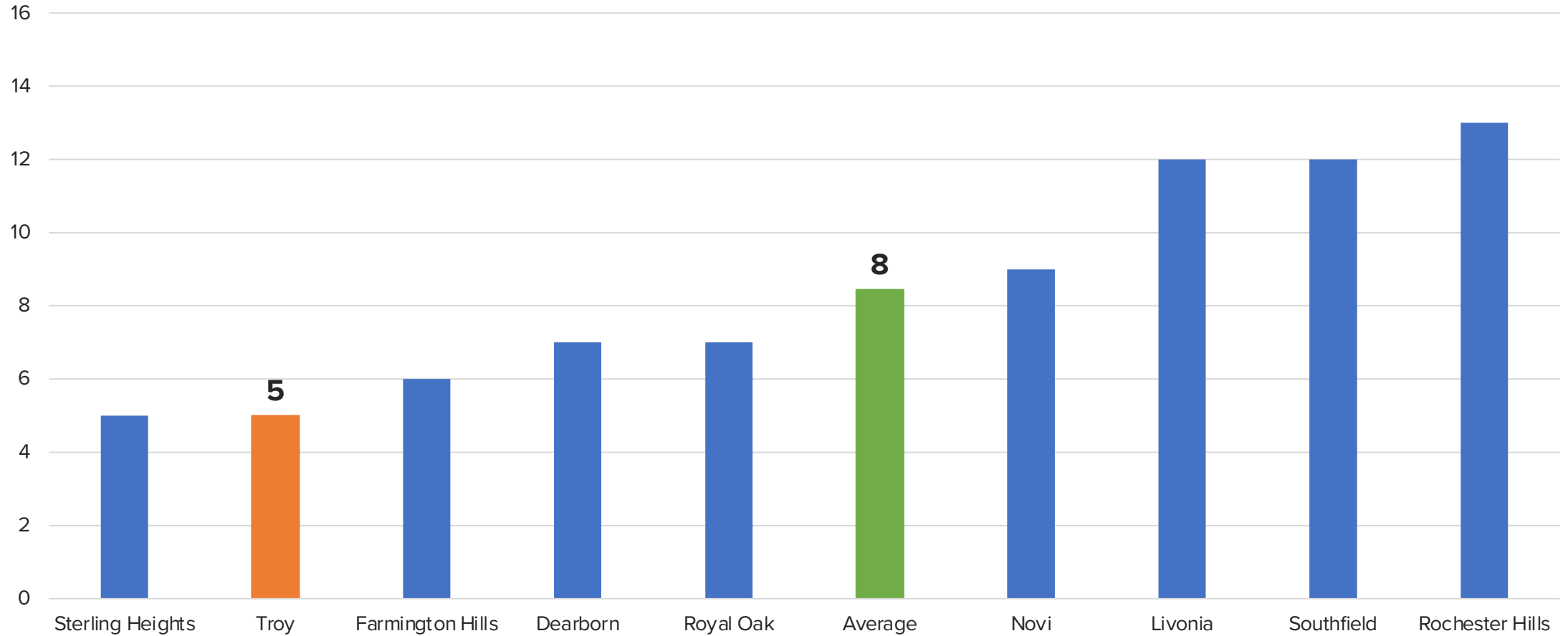
Adoption requires voter approval. Once adopted, the amount required by taxation to meet the appropriations are in addition to any tax limitation imposed by charter provisions or state law (does not require additional voter approval).

1. Southfield
2. Sterling Heights

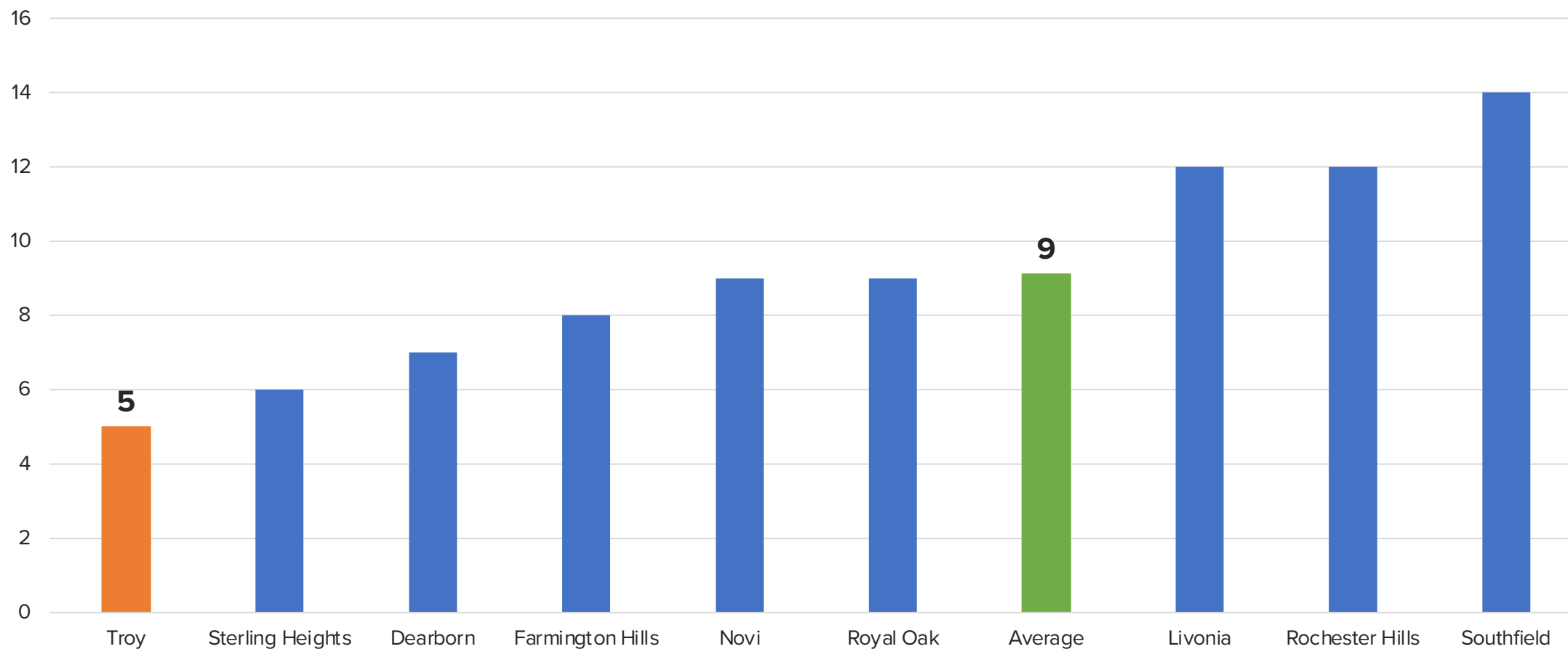
City Tax Rates: Comparisons

Property Values, Property Tax Rates, and Property Taxes

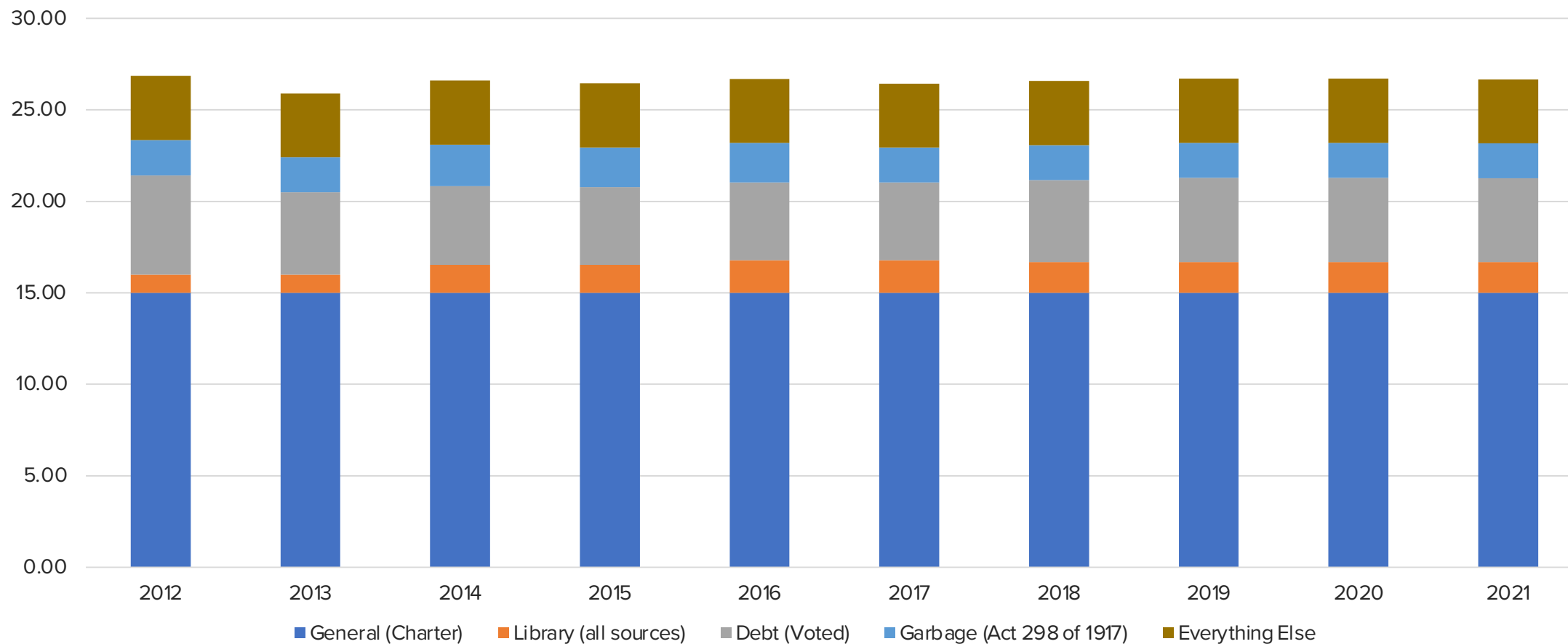
Number of City Tax Rates, 2012



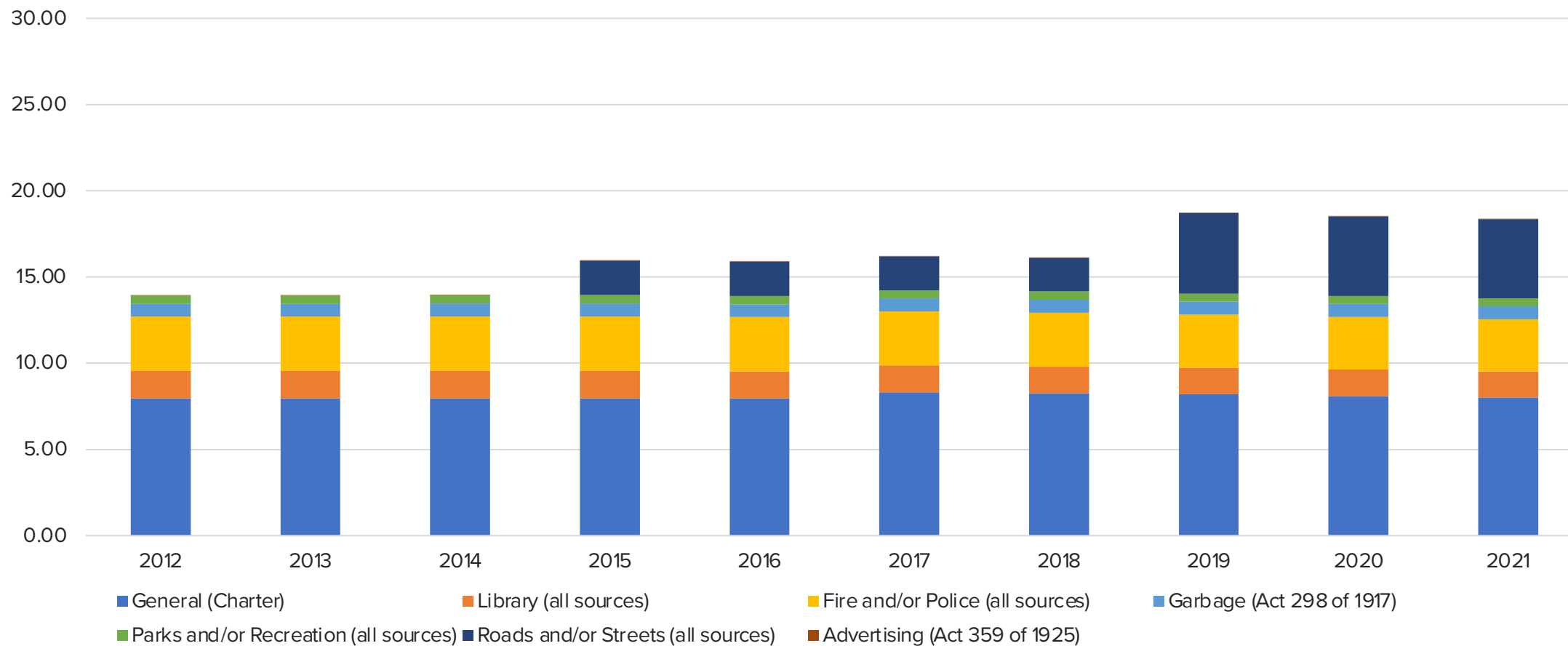
Number of City Tax Rates, 2021



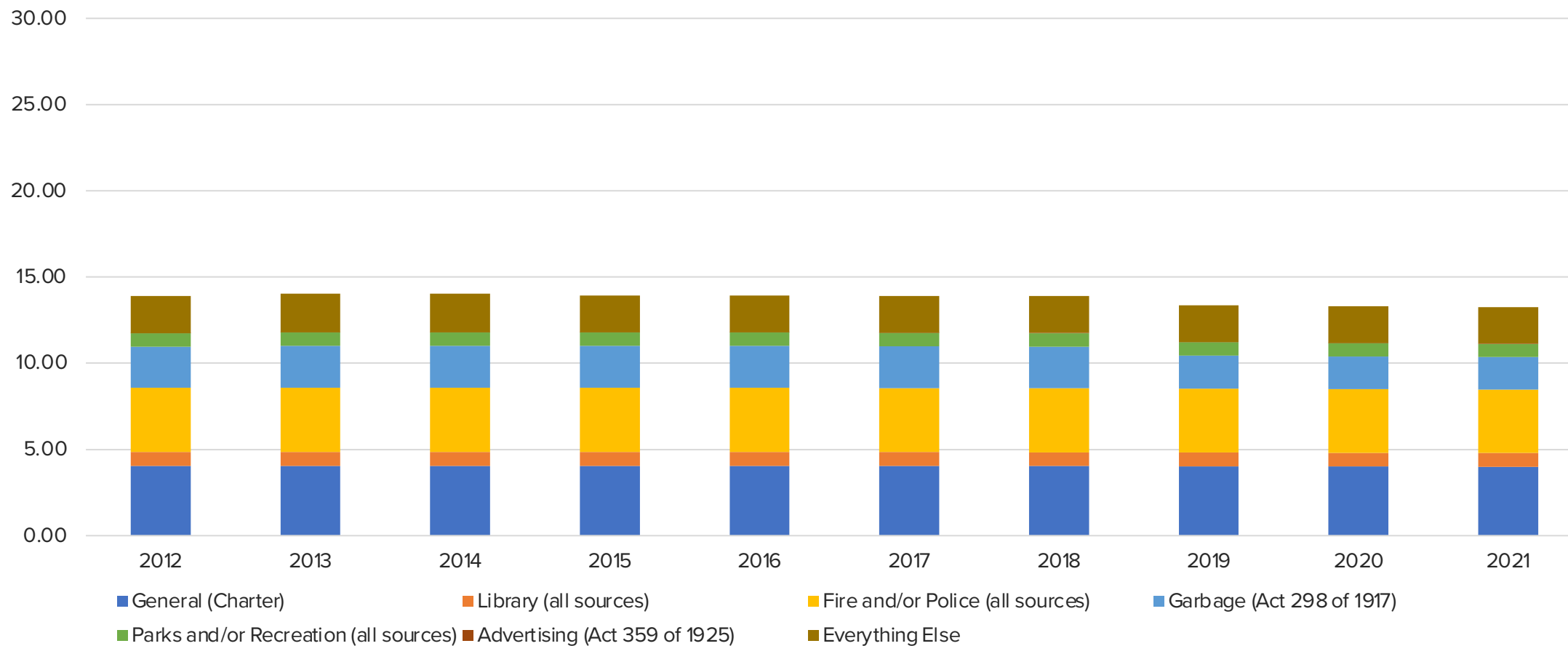
Dearborn City Rates, 2012 – 2021



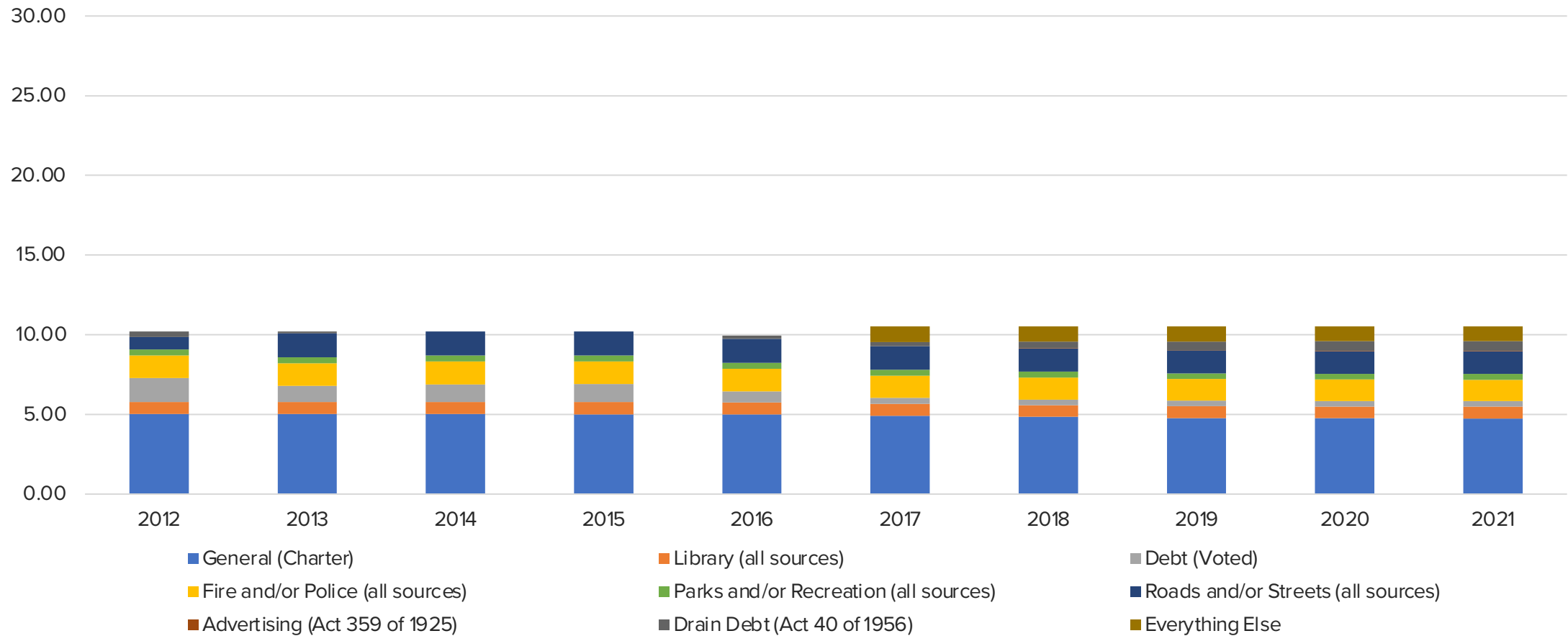
Farmington Hills City Rates, 2012 – 2021



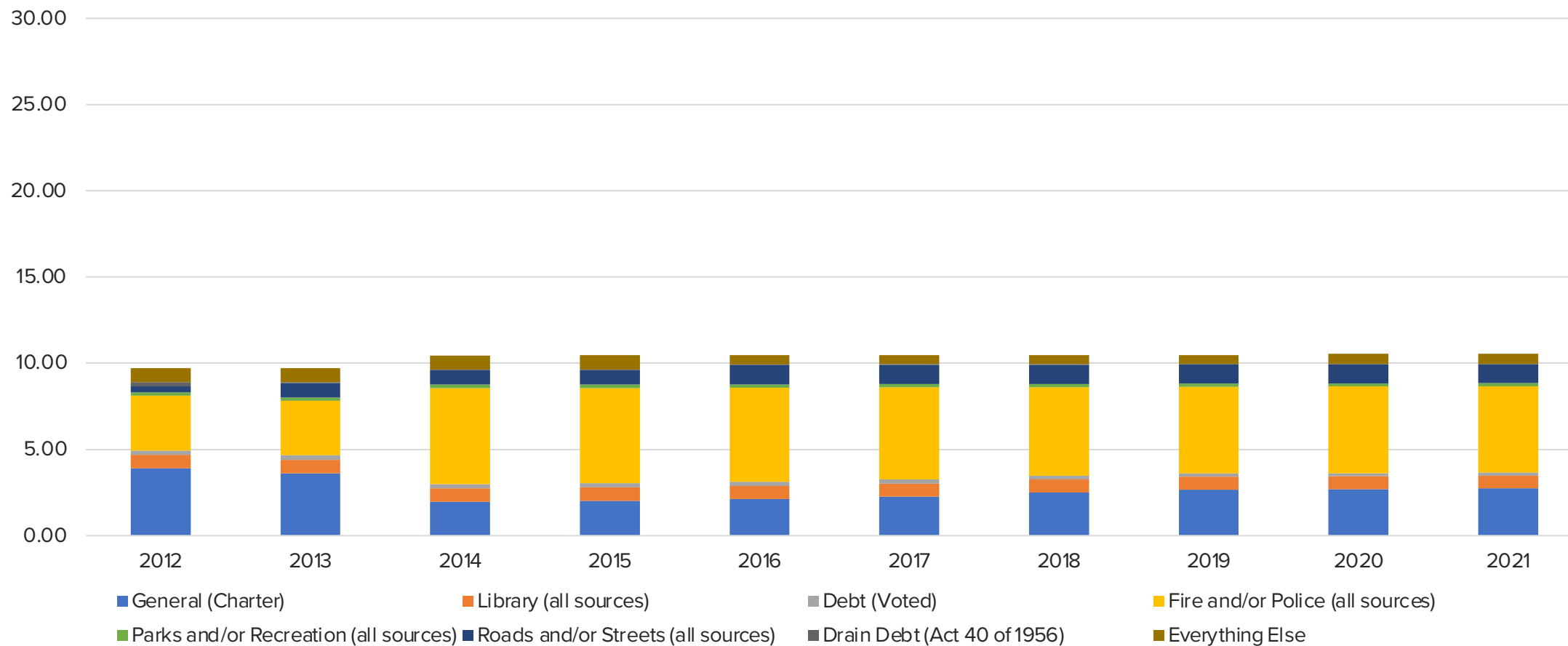
Livonia City Rates, 2012 – 2021



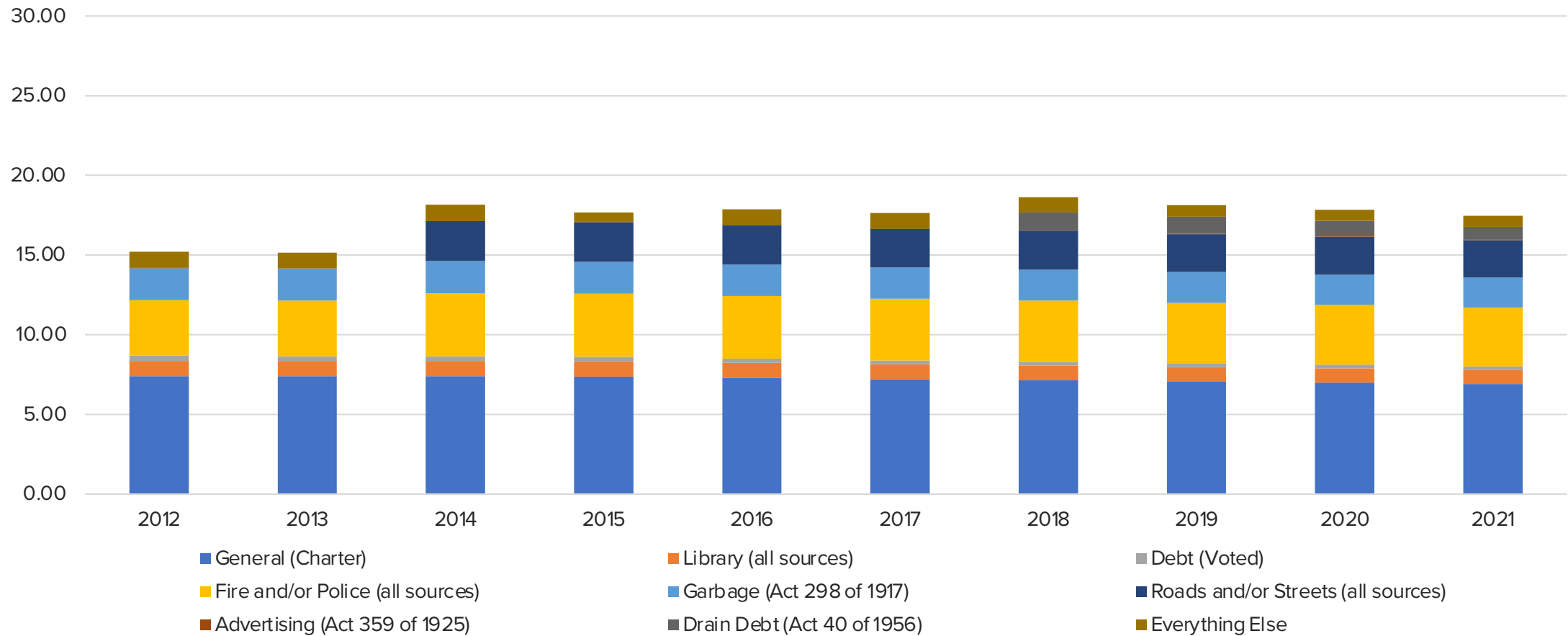
Novi City Rates, 2012 – 2021



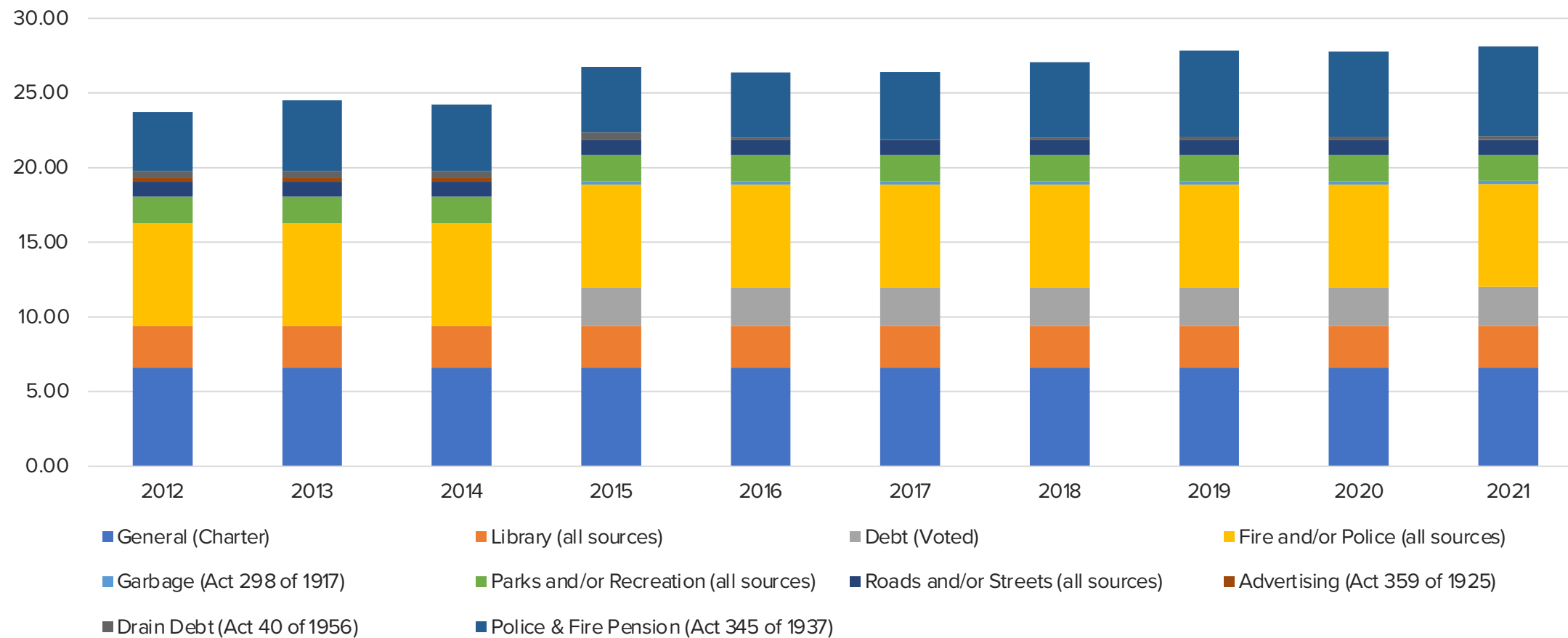
Rochester Hills City Rates, 2012 – 2021



Royal Oak City Rates, 2012 – 2021



Southfield City Rates, 2012 – 2021



Sterling Heights City Rates, 2012 – 2021

