

# **DEVELOPMENT AND TAX INCREMENT FINANCING PLANS: Amended and Restated**

City of Farmington Downtown Development Authority

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Adopted April 5, 2021



# ACKNOWLEDGEMENTS

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The City of Farmington Downtown Development Authority was created in 1986 pursuant to the Downtown Development Authority (Act 197 of 1975), as repealed and recodified under the Recodified Tax Increment Financing Act (Act 57 of 2018). The purpose of the Authority is to correct and prevent deterioration and promote economic growth within City of Farmington's principal business district.

For their vision and support, the following community leaders should be recognized:

## CITY COUNCIL

- SARA BOWMAN, MAYOR
- JOE LARUSSA, MAYOR PRO TEM
- DAVID DELIND
- STEVEN SCHNEEMANN
- MARIA TAYLOR

## DDA BOARD OF DIRECTORS

- TODD CRAFT, PRESIDENT
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- AGNES SKRZYCKI, SECRETARY
- TOM BUCK
- MIGUEL WILLIAMS
- RACHEL GALLAGHER
- SEAN MURPHY
- THOMAS PASCARIS
- SARA BOWMAN, MAYOR, EX-OFFICIO

David Murphy, City Manager

Mary Mullison, City Clerk

Chris Weber, Director of Finance and Administration

Kate Knight, DDA Director

This plan was prepared with assistance from:

## **CIB Planning**



ADOPTED BY AUTHORITY BOARD: October 7, 2020

ADOPTED BY CITY COUNCIL: April 5, 2021

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# BACKGROUND AND PURPOSES

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## GENERAL OVERVIEW

The City of Farmington Downtown Development Authority (DDA) was first created in in 1986. A DDA is governed by a Board of Directors whose primary purpose is to correct and prevent deterioration and promote economic growth within the City of Farmington’s principal business district. Other purposes of a DDA include reversing declining property values, improving the overall business climate, and increasing employment opportunities. A primary benefit of forming a DDA is the ability to capture the incremental increase in property taxes that result from improvements in the district. These tax revenues are used to finance public improvements and redevelopment projects within the district, which furthers the goal of economic growth.

A Development Plan (plan) is one tool the DDA relies upon for identifying and implementing projects aimed at spurring new private investment. The goals, objectives and recommended actions presented in this document are intended to plan and prioritize projects to help ensure that development and redevelopment within the downtown occurs in an orderly manner. Recommendations also ensure that improvements match the available revenues and can enable the DDA to become eligible for other funding sources. This Plan was prepared in accordance with the Downtown Development Authority Act, P.A. 57 of 2018.

A DDA can capture new tax increment in the district (TIF) and use it to pay for improvements that otherwise could not be afforded by either local businesses or City government. This funding can also be used to incentivize projects that otherwise are not feasible due to development costs that exceed possible revenue. Moreover, creation of a TIF district does not take away current tax revenue; it just captures new tax revenue that results from improvements to property or an increase in value. It also does not cause payment of increased taxes by property owners in the DDA District.

## LEGAL BASIS OF THE PLAN

The Development Plan and Tax Increment Financing Plan are prepared pursuant to the requirements of Section 217(2)(a-p) of Act 57 of 2018. More specifically, Section 217 of the Act states that “When a board decides to finance a project in the downtown district by the use of revenue bonds as authorized in section 213 or tax increment financing as authorized in sections 214, 215, and 216, it shall prepare a development plan.”

## DEVELOPMENT PLAN REQUIREMENTS

Section 217 also indicates that the development plan shall contain all of the following:

**A. THE DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA IN RELATION TO HIGHWAYS, STREETS, STREAMS, OR OTHERWISE.**

The development area is located within the limits of the City of Farmington (Map 1.) In general, the development area runs along Grand River Avenue between Oakland Avenue and Mayfield Street and Farmington Road between Oakland Avenue and Slocum Drive including public rights-of-way and alleys. The legal description is found in Appendix A, Development Area Boundary, along with the amendment ordinance.

**B. THE LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA, DESIGNATING THE LOCATION, CHARACTER, AND EXTENT OF THE CATEGORIES OF PUBLIC AND PRIVATE LAND USES THEN EXISTING AND PROPOSED FOR THE DEVELOPMENT AREA, INCLUDING RESIDENTIAL, RECREATIONAL, COMMERCIAL, INDUSTRIAL, EDUCATIONAL, AND OTHER USES, AND INCLUDING A LEGAL DESCRIPTION OF THE DEVELOPMENT AREA.**

Existing land uses in the Development Area are illustrated on Map 2, "Existing Land Use".

**C. A DESCRIPTION OF EXISTING IMPROVEMENTS IN THE DEVELOPMENT AREA TO BE DEMOLISHED, REPAIRED, OR ALTERED, A DESCRIPTION OF ANY REPAIRS AND ALTERATIONS, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.**

The description of existing improvements to be demolished and associated schedule for implementation is provided in this plan under the heading “Proposed Improvements.”

**D. THE LOCATION, EXTENT, CHARACTER, AND ESTIMATED COST OF THE IMPROVEMENTS INCLUDING REHABILITATION CONTEMPLATED FOR THE DEVELOPMENT AREA AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.**

To expand upon what was indicated above, the location, character and estimated cost/timing of the improvements is provided below:

## **PROPOSED IMPROVEMENTS: FARMINGTON DDA**

### **1. Business Development      \$150,000**

The DDA will assist the City Council, Planning Commission, local officials, businesspeople, entrepreneurs, etc., in providing an acceptable climate for business investment. Efforts will focus on assisting existing businesses and promoting new businesses that benefit the community. This will likely involve the following projects:

- Institution of a building rehabilitation grant program that provides qualifying applicants funding to improve their building.
- Encouraging property owners and developers to create mixed-use developments, in keeping with downtown zoning requirements.
- Other potential activities that support and promote local business development.

### **2. Public Buildings and Spaces      \$400,000**

To better create a sense of place in the downtown and at strategic locations in the DDA District, the DDA will support the development and enhancement of public buildings and spaces including: pedestrian plazas, parks, open spaces, gardens, gazebos, sculptures, art, performance areas, walkways, and supporting site amenities, construction of public restrooms, or other similar structures identified as development occurs.

### **3. DDA Marketing/Development Studies and Promotional Events/Materials      \$300,000**

Destination branding, and marketing have a key relationship with successful downtown districts. It is an important task to complete once the DDA has identified redevelopment goals and has established its identity within the greater region. Marketing and development attraction studies can be used as tools to attract specific development types or specific developers. Marketing materials (print, radio, mailers, billboard rental) can also be prepared for distribution to developers, retailer and real estate firms promoting downtown Farmington. This may include brochures, exhibits, trade area data, web site materials, social media activities, etc. It is also the City's desire to create a unified image and market downtown Farmington as a cohesive business district. To that end, funding can be used for a joint marketing strategy and promotions with involvement of the business community that brings together resources for advertising, special events and public relations; similar to the programs employed by retail malls.

### **4. Building Facade and Sign Improvement Program      \$300,000**

Existing signs and structures in the DDA that are in need of upgrade in terms of design, materials and colors can apply for funding under this program. The DDA can allocate resources to pursue the following efforts toward upgrading the appearance of buildings in the Downtown:

- Develop design guidelines or requirements for all buildings and signs in the downtown with corresponding sketches and pictures
- Develop a program to assist business owners in funding these improvements as a method to encourage implementation of the design guidelines or requirements



**5. DDA Property Acquisition                    \$300,000**

This involves the acquisition of property to accomplish the goals set forth by the DDA. There are times when key pieces of property become available for purchase within the DDA District, which require the DDA to purchase said properties for redevelopment or public purposes. This can also be a tool to assist with blight removal and demolition within the District.

**6. Special Downtown & Urban Design Plans                    \$100,000**

Downtown plans and urban design help to guide the built environment of the downtown District. Many times, these plans focus on form and design elements to enhance the function of the District. Results of these plans can lead to new development projects that have been thoughtfully crafted to create vibrancy and increase density within the District core. These plans also generally result with the development of design-based guidelines for redevelopment of existing sites or development of new sites.

**7. Demolition    \$100,000**

Occasionally, development opportunities require demolition of existing sites and structures. The DDA can participate in the costs of the demolition process when it is appropriate to spur new development opportunities.

**8. Public Infrastructure Improvements                    \$300,000**

Public improvements cover a wide array of projects including street lighting, streetscape enhancements, water and sewer improvements, electrical improvements, burying of existing and new utilities, storm water improvements, parking improvements and generally anything else that falls within the public right-of-way, easement or public realm.

**9. Private Infrastructure Improvements                    \$300,000**

As part of redevelopment, developers are often required to improve private infrastructure or anything on a private property (not in a public right-of-way). The DDA is able to assist with offsetting these costs, specifically when it comes to integrated parking structures such as vertical and underground parking, utilities, water and sewer tap fees, soft costs and others that support density in accordance with local zoning, master plans and city goals but may be cost-prohibitive to complete the project. Although these improvements are considered private for funding purposes, they have public benefit and support the redevelopment efforts of the city and DDA.

**10. Site Preparation                    \$200,000**

Costs associated with site preparation can be significant for both public and private investment. These costs include such activities as clearing & grubbing, compaction and sub-base preparation, cut and fill operations, dewatering, excavation for unstable material, foundation work to address special soil concerns, retaining walls, temporary sheeting/shoring, specific and unique activities, etc.) anything on private property not in a public right-of-way to support density and prohibitive costs to allow for greater density in accordance with local zoning, master plans and city goals.

**11. Environmental Activities \$150,000**

Environmental Activities would include activities beyond what may be supported by the Michigan Department of Environment, Great Lakes and Energy (EGLE) under an approved Brownfield Plan and Act 381 Work Plan to protect human health and the environment, off-set cost-prohibitive environmental costs and insurance needs, etc. This can also include wildlife and habitat preservation or restoration related to a specific development project or Public Buildings and Spaces under item #2 above.

**12. Project-Specific Gap Funding Variable depending upon project**

Recognizing that the cost of mixed-use, traditional development is higher than it is for undeveloped sites, the City may, at its own discretion, commit project-specific future tax increment capture back to private projects for a specified period of time. The goal is to provide funding to close the “gap” that prevents the project from becoming a reality due to financial feasibility. For example, if the pro-forma for a project indicates that it cannot generate enough income to cover the cost of construction and a reasonable rate of return for a developer/investor, future tax increment can be committed to that development to make feasible. It can also be used as a tool to attract companies and businesses to the city to create new employment opportunities within the DDA District.

**13. Consultation and Operational Expenditures \$4,500,000**

The Consultation and Operational Expenditures category provides for professional services (staff) and operational activities relating to the DDA. This category is relatively variable and is subject to the level and complexity of future activities taken on by the DDA. Professional services are required to implement the proposals within this Plan and to manage and operate the DDA. This may include, but is not limited to, market studies, grant writing and administration, planning and architectural design, engineering, inspections & construction management services, environmental assessment & mitigation planning. DDA operational activities may include but are not limited to, public notices, mailings, office supplies, administrative support, equipment usage/rental, etc.

**14. Bond Repayments \$3,400,000**

Tax capture can be used to pay back money that was borrowed for eligible projects under this plan.

**Estimated Total Cost of All Projects: \$10,500,000**

**E. A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE.**

The specific projects to be undertaken by the DDA are not known at this time. The “Proposed Improvements” list above will be updated to show the construction planned, and the estimated time of completion, for each project as this information is known.

**F. A DESCRIPTION OF ANY PARTS OF THE DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND THE USE CONTEMPLATED FOR THE SPACE.**

Future land uses for DDA District are shown on Map #3 and it identifies existing and proposed open space.

**G. A DESCRIPTION OF ANY PORTIONS OF THE DEVELOPMENT AREA THAT THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS.**

At the present time the Authority has no plans to lease, own, or otherwise control property in its own name. Should acquisition of property be required in the future to accomplish the objectives of the DDA, or should the Authority receive property by donation, through purchase, or by any other means of acquisition, the Authority will establish and formally adopt appropriate procedures for property disposition, subject to applicable Federal, State, and local regulations.

**H. A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, TRAFFIC FLOW MODIFICATIONS, OR UTILITIES.**

Farmington has recently updated the City Master Plan and will look for opportunities to strengthen zoning regulations, while remaining flexible, for new uses that may be attracted to the downtown. This will require zoning updates on a regular basis and may positively impact properties in the DDA boundary area. Those amendments will be added to the Appendix of this document when approved. Proposed changes in infrastructure such as streets, sidewalks, utilities, etc. are not known at this time but will also be added to the Appendix when they are known.

**I. AN ESTIMATE OF THE COST OF THE DEVELOPMENT, A STATEMENT OF THE PROPOSED METHOD OF FINANCING THE DEVELOPMENT, AND THE ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING.**

A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the district is contained in the project schedule and budget in this plan under “Proposed Improvements.”

**J. DESIGNATION OF THE PERSON OR PERSONS, NATURAL OR CORPORATE, TO WHOM ALL OR A PORTION OF THE DEVELOPMENT IS TO BE LEASED, SOLD, OR CONVEYED IN ANY MANNER AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN IF THAT INFORMATION IS AVAILABLE TO THE AUTHORITY.**

Information concerning the names of people for whom benefits may accrue is unknown at this time and will not be available until phases of implementation are underway.

**K. THE PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING, OR CONVEYING IN ANY MANNER OF ALL OR A PORTION OF THE DEVELOPMENT UPON ITS COMPLETION, IF THERE IS NO EXPRESS OR IMPLIED AGREEMENT BETWEEN THE**

**AUTHORITY AND PERSONS, NATURAL OR CORPORATE, THAT ALL OR A PORTION OF THE DEVELOPMENT WILL BE LEASED, SOLD, OR CONVEYED IN ANY MANNER TO THOSE PERSONS.**

All such procedures will follow both City and State law and at the present time there are no commitments made.

- L. ESTIMATES OF THE NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED. IF OCCUPIED RESIDENCES ARE DESIGNATED FOR ACQUISITION AND CLEARANCE BY THE AUTHORITY, A DEVELOPMENT PLAN SHALL INCLUDE A SURVEY OF THE FAMILIES AND INDIVIDUALS TO BE DISPLACED, INCLUDING THEIR INCOME AND RACIAL COMPOSITION, A STATISTICAL DESCRIPTION OF THE HOUSING SUPPLY IN THE COMMUNITY, INCLUDING THE NUMBER OF PRIVATE AND PUBLIC UNITS IN EXISTENCE OR UNDER CONSTRUCTION, THE CONDITION OF THOSE UNITS IN EXISTENCE, THE NUMBER OF OWNER-OCCUPIED AND RENTER-OCCUPIED UNITS, THE ANNUAL RATE OF TURNOVER OF THE VARIOUS TYPES OF HOUSING AND THE RANGE OF RENTS AND SALE PRICES, AN ESTIMATE OF THE TOTAL DEMAND FOR HOUSING IN THE COMMUNITY, AND THE ESTIMATED CAPACITY OF PRIVATE AND PUBLIC HOUSING AVAILABLE TO DISPLACED FAMILIES AND INDIVIDUALS.**

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan. Should said displacement be planned during implementation of the plan, the above information will be gathered accordingly.

- M. A PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE DEVELOPMENT IN ANY NEW HOUSING IN THE DEVELOPMENT AREA.**

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

- N. PROVISION FOR THE COSTS OF RELOCATING PERSONS DISPLACED BY THE DEVELOPMENT AND FINANCIAL ASSISTANCE AND REIMBURSEMENT OF EXPENSES, INCLUDING LITIGATION EXPENSES AND EXPENSES INCIDENT TO THE TRANSFER OF TITLE, IN ACCORDANCE WITH THE STANDARDS AND PROVISIONS OF THE UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, PUBLIC LAW 91-646, 84 STAT. 1894.**

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

- O. A PLAN FOR COMPLIANCE WITH THE FEDERAL UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970 AND ACT 227 OF THE PUBLIC ACTS OF 1972.**

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

**P. OTHER MATERIAL THAT THE AUTHORITY, LOCAL PUBLIC AGENCY, OR GOVERNING BODY CONSIDERS PERTINENT.**

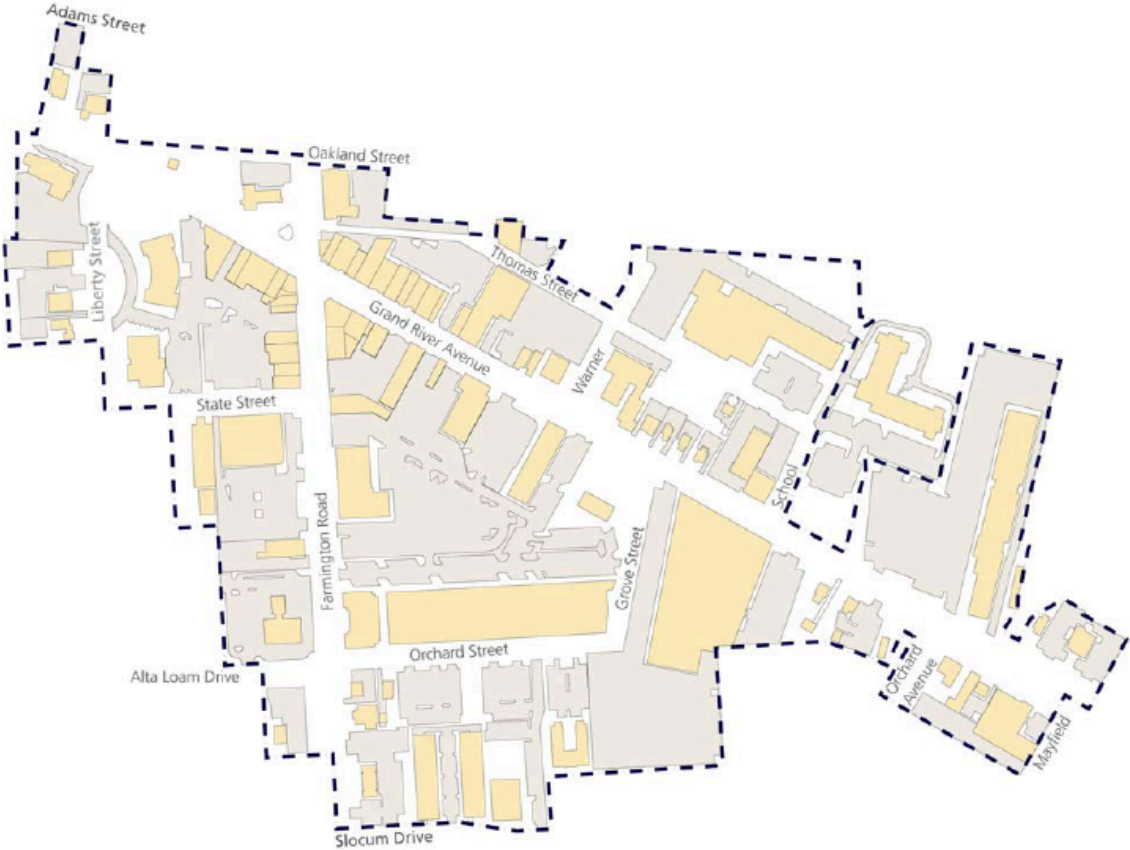
Such other material will be identified or added as the need arises.

**Q. DEVELOPMENT AREA CITIZENS COUNCIL.**

Since the development area of the DDA has more than 100 full-time primary residents, a development area citizens council will be formed as an advisory body to the Board of the DDA. The development area citizens council shall be established by the governing body and shall consist of not less than 9 members. The members of the development area citizens council shall be residents of the development area and shall be appointed by the governing body. A member of a development area citizens council shall be at least 18 years of age and the development area citizens council shall be representative of the development area.

Periodically a representative of the authority responsible for preparation of a development or tax increment financing plan within the development area shall consult with and advise the development area citizens council regarding the aspects of a development plan, including the development of new housing for relocation purposes located either inside or outside of the development area. The consultation shall begin before any final decisions by the authority and the governing body regarding a development or tax increment financing plan. The consultation shall continue throughout the preparation and implementation of the development or tax increment financing plan.

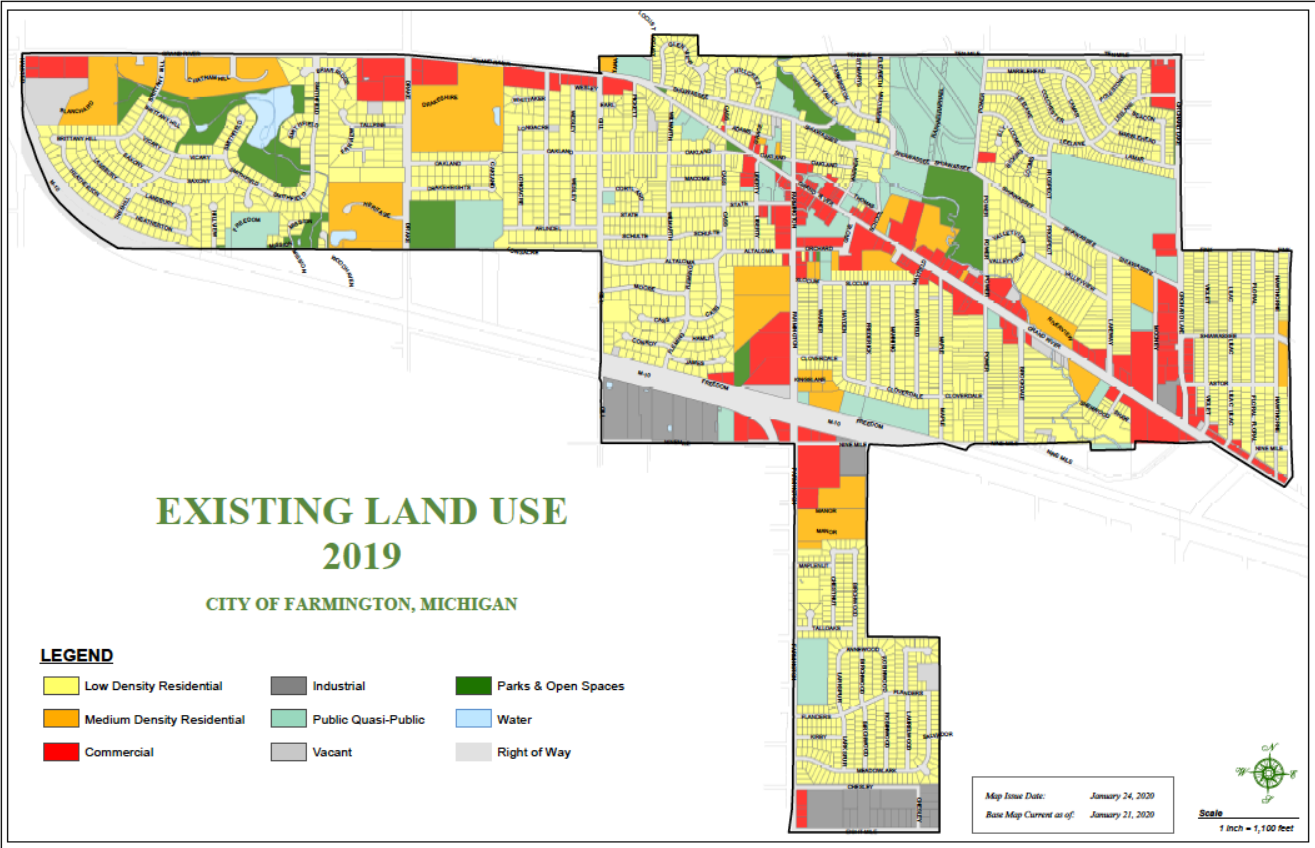
**Map 1: DDA District Boundaries**



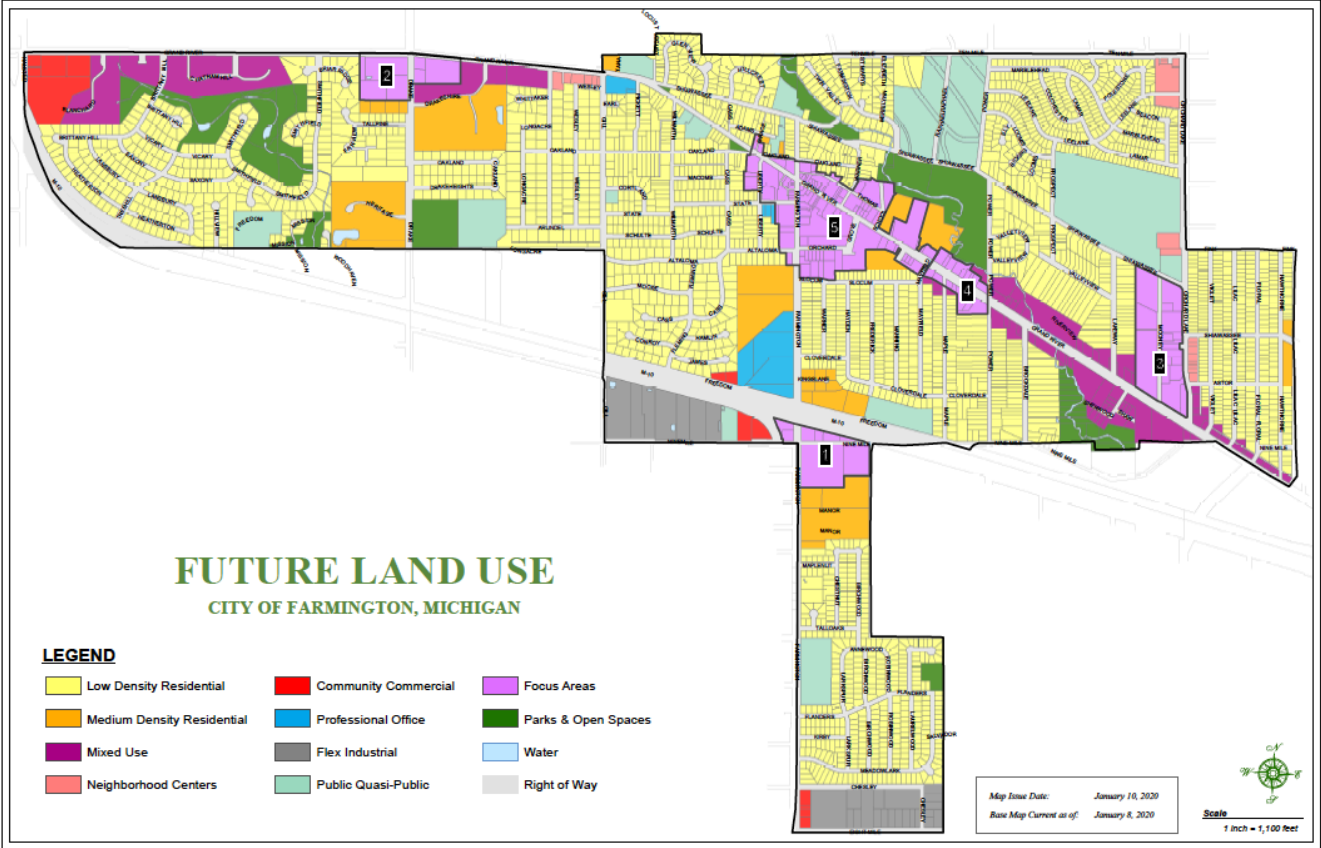
**Map 2**

**City of Farmington  
DOWNTOWN DEVELOPMENT PLAN and TAX INCREMENT FINANCE PLAN BOUNDARY**

**Map 2: Existing Land Use**



**Map 3: Future Land Use**



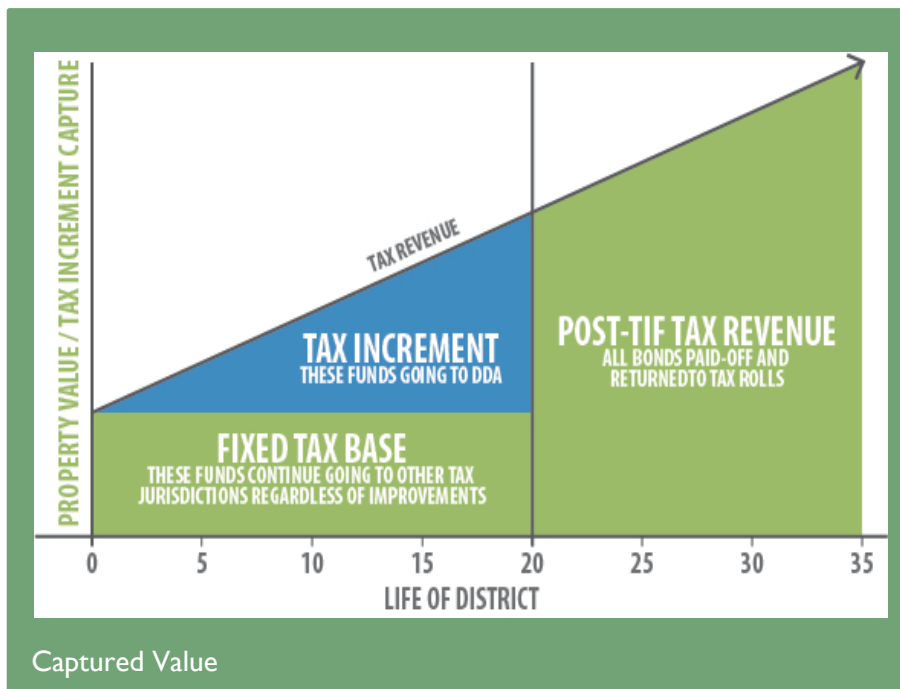


# TAX INCREMENT FINANCING PLAN

## EXPLANATION OF THE TAX INCREMENT PROCEDURE

Tax Increment Financing (TIF financing) is a method of funding public investments in an area slated for (re)development by capturing, for a time, all or a portion of the increased tax revenue that may result from increases in property values, either as a result of (re)development or general market inflation. The concept of tax increment financing is applied only to the Development Area for which a development plan has been prepared by the Downtown Development Authority and adopted by the City Council.

As provided in PA 57 of 2018, tax increment financing is an effective tool for financing redevelopment and



planning of designated development areas within a Downtown Development Authority District. TIF financing can be used to fund facilities, structures, or improvements within the district and to: 1) market businesses within the district; 2) plan for property within the district; 3) acquire land; 4) improve sites; 5) construct buildings; 6) close the financing “gap” for projects; and 7) administer the Development Plan. Because TIF financing involves capture of tax revenue for certain parcels, TIF dollars must be used for improvements that will generally benefit those same parcels.

“Captured Taxable Value” can be described as the difference in amount in any year of the Plan in which the current assessed value exceeds the initial assessed value. “Current

Taxable Value” is the amount of value upon which taxes are based for the current year, also called the Taxable Value. “Initial Taxable Value” represents the assessed value of properties at the time the DDA was established or updated, in this case 1987. Tax exempt properties are represented as a zero value in the Plan, since no tax increments will be collected for that site, regardless of increases in actual property value. The difference between the initial taxable value (base year total) and the current taxable value (current year total) is the value of property for which taxes can be captured and (re)invested by the DDA.

**I. Increase in taxable value.** The initial taxable value (“SEV”) for this plan is the taxable value of all real and personal property in the development area as determined on December 31, 1986 and finally equalized by the State in May, 1987. This is commonly considered the SEV for 1987. As shown in Table 1, the base value of real property in the district is \$8,958,550.

**Estimated Taxable Value Increase <sup>(1)</sup>**

**Table 1**

ESTIMATED TAX CAPTURE VALUE 2021 - 2039

	Fiscal Year	Base Value	% Value Increase (2)	Taxable Value
Base Year:	1986-87	\$8,958,550		
	2021	\$25,575,950	2.0%	\$26,087,469
	2022	\$25,575,950	2.0%	\$26,609,218
	2023	\$25,575,950	2.0%	\$27,141,403
	2024	\$25,575,950	2.0%	\$27,684,231
	2025	\$25,575,950	2.0%	\$28,237,915
	2026	\$25,575,950	2.0%	\$28,802,674
	2027	\$25,575,950	2.0%	\$29,378,727
	2028	\$25,575,950	2.0%	\$29,966,302
	2029	\$25,575,950	2.0%	\$30,565,628
	2030	\$25,575,950	2.0%	\$31,176,940
	2031	\$25,575,950	2.0%	\$31,800,479
	2032	\$25,575,950	2.0%	\$32,436,489
	2033	\$25,575,950	2.0%	\$33,085,219
	2034	\$25,575,950	2.0%	\$33,746,923
	2035	\$25,575,950	2.0%	\$34,421,861
	2036	\$25,575,950	2.0%	\$35,110,299
	2037	\$25,575,950	2.0%	\$35,812,505
	2038	\$25,575,950	2.0%	\$36,528,755
	2039	\$25,575,950	2.0%	\$37,259,330

- (1) This table assumes capture based on inflation only - no new development or increase in value due to improvements. New development would increase capture.
- (2) 2021 - 2039 assume 2.0% growth/year.

The purpose of the Tax Increment Financing Plan is to ensure that revenues from tax increment capture will be sufficient to cover anticipated costs, especially when it comes to bond debt. Therefore, some assumptions are involved in order to project property values into the future to determine anticipated revenues. A modest increase in property values was assumed. A conservative growth rate of 2.0% was used in the projections for future TIF revenue.

**2. Capturable Taxable Value.** A limited amount of development is expected over the entire DDA District, as shown in Table 2. To provide conservative estimates, the TIF revenues are based on increases in property values based on the market, not improvements to property.

**Table 2**  
**City of Farmington DDA Total Projected Revenues**

FY	Taxable Value	Tax Increment Captured	Millage Multiplier	Tax Increment Revenue
1986-87	\$8,958,550		0.0240166	
2021	\$25,575,950	\$16,617,400	0.0240166	\$399,093
2022	\$26,087,469	\$17,128,919	0.0240166	\$411,378
2023	\$26,609,218	\$17,650,668	0.0240166	\$423,909
2024	\$27,141,403	\$18,182,853	0.0240166	\$436,690
2025	\$27,684,231	\$18,725,681	0.0240166	\$449,727
2026	\$28,237,915	\$19,279,365	0.0240166	\$463,025
2027	\$28,802,674	\$19,844,124	0.0240166	\$476,588
2028	\$29,378,727	\$20,420,177	0.0240166	\$490,423
2029	\$29,966,302	\$21,007,752	0.0240166	\$504,535
2030	\$30,565,628	\$21,607,078	0.0240166	\$518,929
2031	\$31,176,940	\$22,218,390	0.0240166	\$533,610
2032	\$31,800,479	\$22,841,929	0.0240166	\$548,585
2033	\$32,436,489	\$23,477,939	0.0240166	\$563,860
2034	\$33,085,219	\$24,126,669	0.0240166	\$579,441
2035	\$33,746,923	\$24,788,373	0.0240166	\$595,332
2036	\$34,421,861	\$25,463,311	0.0240166	\$611,542
2037	\$35,110,299	\$26,151,749	0.0240166	\$628,076
2038	\$35,812,505	\$26,853,955	0.0240166	\$644,941
2039	\$36,528,755	\$27,570,205	0.0240166	\$662,143
<b>Total Taxable Value Captured</b>		<b>\$413,956,535</b>	<b>Total TI Revenue</b>	<b>\$9,941,829</b>

**3. Tax Increment Capture.** For each year within the term of the plan, the City Treasurer transmits directly to the DDA, the applicable portion of the tax levy set by the taxing units on the real property in the development area, including that portion of any commercial facilities tax levied pursuant to P.A. 255 of 1978 and that portion on an industrial facilities tax levied pursuant to PA 198 of 1974. Voted and separately identified debt millage revenues do not come to the DDA but go directly to the intended taxing units.

“Tax increment revenues” means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the Development Area. Tax increment revenues do not include any of the following:

- a. Taxes under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.
- b. Taxes levied by local or intermediate school districts.
- c. Ad valorem property taxes attributable either to a portion of the captured assessed value shared with taxing jurisdictions within the jurisdictional area of the authority or to a portion of value of property that may be excluded from captured assessed value or specific local taxes attributable to the ad valorem property taxes.
- d. Ad valorem property taxes excluded by the tax increment financing plan of the authority from the determination of the amount of tax increment revenues to be transmitted to the authority or specific local taxes attributable to the ad valorem property taxes.
- e. Ad valorem property taxes exempted from capture under section 18(5) or specific local taxes attributable to the ad valorem property taxes.

- f. Ad valorem property taxes specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit or specific taxes attributable to those ad valorem property taxes.

To utilize tax increment financing, the DDA must prepare a development plan and a tax increment financing plan. Both plans are submitted to the City Council, who must approve the plans. These plans may be amended in the future to reflect changes desired by the DDA or the City. All amendments must follow the procedures of the Act.

## **MAXIMUM AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED**

The Downtown Development Authority may explore the possibility of bonding against future revenues to supply the funds required to accomplish larger public improvement projects. The extent of the indebtedness and the timing of the debt retirement will be determined by the extent of the tax increment revenues. The maximum indebtedness, as stated in PA 57 of 2018, cannot exceed the ability to service the debt from tax increments. Only 80% of projected revenues are available as debt service funds. The bonded indebtedness for the DDA is currently \$3,441,575. Future plan updates will consider outstanding debt as it plans for continued investment in the district.

## **DURATION OF THE DEVELOPMENT PROGRAM**

The remaining duration of the tax increment financing plan is eighteen (18) years, commencing upon approval by the Farmington City Council in 2020 and will cease with tax collections due in December 2045, unless this plan is amended to extend or shorten its duration.

## **STATEMENT OF THE ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON TAXING JURISDICTIONS IN WHICH THE DEVELOPMENT AREA IS LOCATED.**

The DDA is eligible to capture tax increment revenues from Oakland County; Oakland County taxing entities including: Oakland County Parks & Recreation and Oakland County Community College; The Huron Clinton Metro Authority; the Farmington Library; and City of Farmington millages including: City-Operating (Charter), City-Local Road. For a complete listing of taxing jurisdiction please see Table 3 below.

The most important impact on the affected taxing jurisdictions is that the amount of revenue they currently receive from property within the district will not increase during the life of the Plan. Once the base value of the district is set, the DDA will capture the revenue from any increase in property value. The base amount would still flow to the appropriate taxing jurisdictions. In other words, the revenue to each taxing jurisdiction would effectively be frozen at the base value for the entire term of the DDA Plan.

The impact of tax increment financing on the revenues of all taxing properties is illustrated in Table 3 on the following page.

**Table 3: City of Farmington DDA Total Projected Revenue by Taxing Jurisdiction**

FISCAL YEAR	ESTIMATED Projected Increase	ANNUAL TAXABLE VALUE	CAPTURED TAXABLE VALUE	Oakland County	Oakland County	County Parks & Recreation	HCMA	Library	Library	OCPTA	City	City Streets	TAX INCREMENT REVENUE
				0.0040400	0.0015303	0.0002329	0.0002117	0.0009709	0.0005684	0.0009927	0.0140000	0.0014697	0.024016600
Base Year	1986-87	8,938,350											
2021	2.0%	26,087,469	17,128,919	\$ 69,201	\$ 26,212	\$ 3,989	\$ 3,626	\$ 16,630	\$ 9,736	\$ 17,004	\$ 239,805	\$ 25,174	\$ 411,378
2022	2.0%	26,609,218	17,650,668	\$ 71,309	\$ 27,011	\$ 4,111	\$ 3,737	\$ 17,137	\$ 10,033	\$ 17,522	\$ 247,109	\$ 25,941	\$ 423,909
2023	2.0%	27,141,403	18,182,833	\$ 73,459	\$ 27,823	\$ 4,233	\$ 3,849	\$ 17,654	\$ 10,333	\$ 18,050	\$ 254,560	\$ 26,723	\$ 436,690
2024	2.0%	27,684,231	18,725,681	\$ 75,652	\$ 28,656	\$ 4,361	\$ 3,964	\$ 18,181	\$ 10,633	\$ 18,589	\$ 262,160	\$ 27,521	\$ 457,264
2025	2.0%	28,237,915	19,279,365	\$ 77,889	\$ 29,503	\$ 4,490	\$ 4,081	\$ 18,718	\$ 10,938	\$ 19,139	\$ 269,911	\$ 28,333	\$ 463,025
2026	2.0%	28,802,674	19,844,124	\$ 80,170	\$ 30,367	\$ 4,622	\$ 4,201	\$ 19,267	\$ 11,279	\$ 19,699	\$ 277,818	\$ 29,163	\$ 476,588
2027	2.0%	29,378,727	20,420,177	\$ 82,498	\$ 31,249	\$ 4,756	\$ 4,323	\$ 19,826	\$ 11,607	\$ 20,271	\$ 285,882	\$ 30,012	\$ 490,423
2028	2.0%	29,966,302	21,007,732	\$ 84,871	\$ 32,148	\$ 4,893	\$ 4,447	\$ 20,396	\$ 11,941	\$ 20,834	\$ 294,109	\$ 30,873	\$ 504,535
2029	2.0%	30,565,628	21,607,078	\$ 87,293	\$ 33,063	\$ 5,032	\$ 4,574	\$ 20,978	\$ 12,281	\$ 21,449	\$ 302,499	\$ 31,736	\$ 518,929
2030	2.0%	31,176,940	22,218,390	\$ 89,762	\$ 34,001	\$ 5,173	\$ 4,704	\$ 21,572	\$ 12,629	\$ 22,056	\$ 311,057	\$ 32,634	\$ 533,610
2031	2.0%	31,800,479	22,841,929	\$ 92,281	\$ 34,953	\$ 5,320	\$ 4,836	\$ 22,177	\$ 12,983	\$ 22,673	\$ 319,787	\$ 33,571	\$ 548,585
2032	2.0%	32,436,489	23,477,939	\$ 94,851	\$ 35,928	\$ 5,468	\$ 4,970	\$ 22,793	\$ 13,343	\$ 23,307	\$ 328,691	\$ 34,506	\$ 563,860
2033	2.0%	33,085,219	24,126,669	\$ 97,472	\$ 36,921	\$ 5,619	\$ 5,108	\$ 23,423	\$ 13,714	\$ 23,951	\$ 337,773	\$ 35,459	\$ 579,441
2034	2.0%	33,746,923	24,788,373	\$ 100,145	\$ 37,934	\$ 5,773	\$ 5,248	\$ 24,067	\$ 14,090	\$ 24,607	\$ 347,037	\$ 36,431	\$ 595,332
2035	2.0%	34,421,861	25,463,311	\$ 102,872	\$ 38,967	\$ 5,930	\$ 5,391	\$ 24,722	\$ 14,473	\$ 25,277	\$ 356,486	\$ 37,423	\$ 611,542
2036	2.0%	35,110,299	26,151,749	\$ 105,653	\$ 40,020	\$ 6,091	\$ 5,536	\$ 25,391	\$ 14,865	\$ 25,961	\$ 366,124	\$ 38,433	\$ 628,076
2037	2.0%	35,812,505	26,853,955	\$ 108,490	\$ 41,093	\$ 6,254	\$ 5,683	\$ 26,073	\$ 15,264	\$ 26,658	\$ 375,955	\$ 39,467	\$ 644,941
2038	2.0%	36,528,755	27,570,205	\$ 111,384	\$ 42,191	\$ 6,421	\$ 5,837	\$ 26,768	\$ 15,671	\$ 27,369	\$ 385,983	\$ 40,520	\$ 662,143
2039	2.0%	37,259,330	28,300,780	\$ 114,335	\$ 43,309	\$ 6,591	\$ 5,991	\$ 27,477	\$ 16,086	\$ 28,094	\$ 396,211	\$ 41,594	\$ 679,689
TOTAL													\$ 10,229,961

## **PLAN FOR THE EXPENDITURE OF CAPTURED TAXABLE VALUE BY THE AUTHORITY**

1. **Estimate of Tax Increment Revenues.** Table 3 on page 17 summarizes the estimated tax increment revenues by year. The projected annual growth in taxable value is estimated at 2% annually and is shown in Tables 1 and 2 above. Additional increases in the assessed valuation for the Development Area and consequent tax increment revenues may result from other new construction, rehabilitation, expansion, or additional appreciation in property values beyond the estimated 2% figure. These increases are beyond those projected in this plan but if such increases result, the tax increment revenues will be spent according to this plan to accelerate the implementation of the public improvement program.
2. **Expenditure of Tax Increment Revenues.** Any additional tax increment revenues beyond those projected in this plan will:
  - a. Be used to expedite any debt service;
  - b. Further the implementation of the public improvement program;
  - c. Go into a local development grant & loan fund; or
  - d. Be returned, pro-rata, to the taxing units.

Should the tax increment revenues be less than projected, the DDA may choose to:

- a. Collect and hold the captured revenues until a sufficient amount is available to implement specific public improvements;
- b. Consider implementing public improvement projects based upon the ability to match existing funds with expenditures while seeking out additional funding sources; or
- c. Amend the development plan and/or tax increment financing plan to allow for alternative projects and funding.

## APPENDIX A: BASE PARCEL DATA

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**TABLE 4**  
**PARCELS IN THE DDA DISTRICT**

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PARCEL	CAPTURE DISTRICT	2nd 3rd DDA	WPRE RFC	CLASS	SD	BASE VALUE	TAXABLE VALUE	CAPTURED VALUE	SUM PRE%	WIN PRE%
20-23-27-151-017	20-D1-FARM-1986			201	63200	193,000	310,290	117,290	0%	0%
20-23-27-151-021	20-D1-FARM-1986			402	63200	0	0	0	0%	0%
20-23-27-151-022	20-D1-FARM-1986			201	63200	34,300	239,950	205,650	0%	0%
20-23-27-152-011	20-D1-FARM-1986			402	63200	0	0	0	0%	0%
20-23-27-152-016	20-D1-FARM-1986			402	63200	0	0	0	0%	0%
20-23-27-153-001	20-D1-FARM-1986			201	63200	31,900	98,240	66,340	0%	0%
20-23-27-153-002	20-D1-FARM-1986			402	63200	0	0	0	0%	0%
20-23-27-153-003	20-D1-FARM-1986			201	63200	61,400	389,560	328,160	0%	0%
20-23-27-153-004	20-D1-FARM-1986			201	63200	25,300	70,370	45,070	0%	0%
20-23-27-153-005	20-D1-FARM-1986			402	63200	30,100	0	(30,100)	0%	0%
20-23-27-153-007	20-D1-FARM-1986			201	63200	54,000	212,160	158,160	0%	0%
20-23-27-153-008	20-D1-FARM-1986			201	63200	57,800	246,040	188,240	0%	0%
20-23-27-153-009	20-D1-FARM-1986			201	63200	25,500	91,260	65,760	0%	0%
20-23-27-153-010	20-D1-FARM-1986			201	63200	48,700	150,330	101,630	0%	0%
20-23-27-153-011	20-D1-FARM-1986			201	63200	44,800	101,530	56,730	0%	0%
20-23-27-153-012	20-D1-FARM-1986			201	63200	19,000	45,310	26,310	0%	0%
20-23-27-153-015	20-D1-FARM-1986			201	63200	25,200	54,410	29,210	0%	0%
20-23-27-153-021	20-D1-FARM-1986			201	63200	212,300	367,870	155,570	0%	0%
20-23-27-153-022	20-D1-FARM-1986			402	63200	0	0	0	0%	0%
20-23-27-153-023	20-D1-FARM-1986			201	63200	23,500	76,500	53,000	0%	0%
20-23-27-153-024	20-D1-FARM-1986			201	63200	21,700	92,520	70,820	0%	0%
20-23-27-153-025	20-D1-FARM-1986			201	63200	23,598	0	(23,598)	0%	0%
20-23-27-153-026	20-D1-FARM-1986			201	63200	90,202	146,030	55,828	0%	0%
20-23-27-154-004	20-D1-FARM-1986			401	63200	23,300	78,820	55,520	0%	0%
20-23-27-154-005	20-D1-FARM-1986			401	63200	19,500	80,470	60,970	0%	0%
20-23-27-154-006	20-D1-FARM-1986			201	63200	13,000	75,790	62,790	0%	0%
20-23-27-154-007	20-D1-FARM-1986			201	63200	32,000	130,900	98,900	0%	0%
20-23-27-154-008	20-D1-FARM-1986			201	63200	27,600	83,310	55,710	0%	0%
20-23-27-154-009	20-D1-FARM-1986			201	63200	24,500	66,990	42,490	0%	0%
20-23-27-154-010	20-D1-FARM-1986			201	63200	30,800	83,490	52,690	0%	0%
20-23-27-154-011	20-D1-FARM-1986			201	63200	71,600	148,190	76,590	0%	0%
20-23-27-154-012	20-D1-FARM-1986			201	63200	104,600	232,240	127,640	0%	0%
20-23-27-154-014	20-D1-FARM-1986			402	63200	0	0	0	0%	0%
20-23-27-154-015	20-D1-FARM-1986			402	63200	20,000	0	(20,000)	0%	0%
20-23-27-155-001	20-D1-FARM-1986			201	63200	46,200	88,130	41,930	0%	0%
20-23-27-155-002	20-D1-FARM-1986			201	63200	101,700	185,420	83,720	0%	0%
20-23-27-155-003	20-D1-FARM-1986			201	63200	32,900	66,540	33,640	0%	0%
20-23-27-155-004	20-D1-FARM-1986			202	63200	20,700	51,160	30,460	0%	0%
20-23-27-155-008	20-D1-FARM-1986			201	63200	28,800	56,810	28,010	0%	0%
20-23-27-155-011	20-D1-FARM-1986			201	63200	170,800	318,720	147,920	0%	0%
20-23-27-155-020	20-D1-FARM-1986			202	63200	1,100	1,080	(20)	0%	0%
20-23-27-155-024	20-D1-FARM-1986			201	63200	67,000	229,580	162,580	0%	0%
20-23-27-155-025	20-D1-FARM-1986			201	63200	34,600	111,390	76,790	0%	0%
20-23-27-155-026	20-D1-FARM-1986			201	63200	165,500	245,460	79,960	0%	0%
20-23-27-155-040	20-D1-FARM-1986			201	63200	203,300	278,250	74,950	0%	0%
20-23-27-155-044	20-D1-FARM-1986			201	63200	53,000	165,530	112,530	0%	0%
20-23-27-155-045	20-D1-FARM-1986			201	63200	100,000	191,810	91,810	0%	0%
20-23-27-155-046	20-D1-FARM-1986			201	63200	147,600	346,610	199,010	0%	0%
20-23-27-155-047	20-D1-FARM-1986			402	63200	0	0	0	0%	0%
20-23-27-155-048	20-D1-FARM-1986			201	63200	0	242,850	242,850	0%	0%
20-23-27-155-049	20-D1-FARM-1986			201	63200	975,300	1,720,200	744,900	0%	0%
20-23-27-156-003	20-D1-FARM-1986			201	63200	49,600	131,570	81,970	0%	0%
20-23-27-156-004	20-D1-FARM-1986			201	63200	44,200	464,930	420,730	0%	0%
20-23-27-156-005	20-D1-FARM-1986			201	63200	930,000	1,972,960	1,042,960	0%	0%
20-23-27-177-005	20-D1-FARM-1986			402	63200	19,100	0	(19,100)	0%	0%
20-23-27-177-010	20-D1-FARM-1986			201	63200	36.900	58.420	21.520	0%	0%



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PARCEL	CAPTURE DISTRICT	2nd 3rd DDA	WPRE RFC	CLASS	SD	BASE VALUE	TAXABLE VALUE	CAPTURED VALUE	SUM PRE%	WIN PRE%
20-23-27-177-092	20-D1-FARM-1986			402	63200	0	0	0	0%	0%
20-23-27-177-094	20-D1-FARM-1986			201	63200	165,000	1,358,960	1,193,960	0%	0%
20-23-27-301-001	20-D1-FARM-1986			201	63200	37,700	67,110	29,410	0%	0%
20-23-27-301-003	20-D1-FARM-1986			201	63200	147,000	222,070	75,070	0%	0%
20-23-27-301-004	20-D1-FARM-1986			401	63200	26,000	50,680	24,680	0%	0%
20-23-27-301-005	20-D1-FARM-1986			202	63200	12,800	16,140	3,340	0%	0%
20-23-27-301-006	20-D1-FARM-1986			402	63200	15,800	0	(15,800)	0%	0%
20-23-27-301-007	20-D1-FARM-1986			202	63200	12,800	16,140	3,340	0%	0%
20-23-27-301-008	20-D1-FARM-1986			402	63200	13,700	0	(13,700)	0%	0%
20-23-27-301-017	20-D1-FARM-1986			201	63200	33,900	59,270	25,370	0%	0%
20-23-27-301-019	20-D1-FARM-1986			201	63200	31,000	111,270	80,270	0%	0%
20-23-27-301-020	20-D1-FARM-1986			201	63200	30,000	87,650	57,650	0%	0%
20-23-27-301-021	20-D1-FARM-1986			201	63200	32,500	88,020	55,520	0%	0%
20-23-27-301-022	20-D1-FARM-1986			201	63200	179,100	601,480	422,380	0%	0%
20-23-27-301-045	20-D1-FARM-1986			402	63200	46,600	0	(46,600)	0%	0%
20-23-27-301-047	20-D1-FARM-1986			201	63200	106,300	294,030	187,730	0%	0%
20-23-27-301-048	20-D1-FARM-1986			201	63200	67,300	138,190	70,890	0%	0%
20-23-27-301-050	20-D1-FARM-1986			405	63200	6,760	57,430	50,670	100%	100%
20-23-27-301-051	20-D1-FARM-1986			405	63200	6,760	123,980	117,220	100%	100%
20-23-27-301-052	20-D1-FARM-1986			405	63200	6,760	68,150	61,390	100%	100%
20-23-27-301-053	20-D1-FARM-1986			405	63200	6,760	105,960	99,200	100%	100%
20-23-27-301-054	20-D1-FARM-1986			405	63200	6,760	57,070	50,310	100%	100%
20-23-27-301-055	20-D1-FARM-1986			405	63200	6,760	80,950	74,190	100%	100%
20-23-27-301-056	20-D1-FARM-1986			405	63200	6,760	80,000	73,240	100%	100%
20-23-27-301-057	20-D1-FARM-1986			405	63200	6,760	73,460	66,700	100%	100%
20-23-27-301-058	20-D1-FARM-1986			405	63200	6,760	56,660	49,900	100%	100%
20-23-27-301-059	20-D1-FARM-1986			405	63200	6,760	115,870	109,110	100%	100%
20-23-27-301-060	20-D1-FARM-1986			405	63200	6,760	72,890	66,130	100%	100%
20-23-27-301-061	20-D1-FARM-1986			405	63200	6,760	92,460	85,700	100%	100%
20-23-27-301-062	20-D1-FARM-1986			405	63200	6,760	62,180	55,420	100%	100%
20-23-27-301-063	20-D1-FARM-1986			405	63200	6,760	82,880	76,120	100%	100%
20-23-27-301-064	20-D1-FARM-1986			405	63200	6,760	56,660	49,900	100%	100%
20-23-27-301-065	20-D1-FARM-1986			405	63200	6,760	116,600	109,840	100%	100%
20-23-27-301-082	20-D1-FARM-1986			406	63200	0	0	0	0%	0%
20-23-27-301-083	20-D1-FARM-1986			201	63200	108,040	845,020	736,980	0%	0%
20-23-27-306-001	20-D1-FARM-1986			405	63200	2,750	53,430	50,680	100%	100%
20-23-27-306-002	20-D1-FARM-1986			405	63200	2,750	50,420	47,670	100%	100%
20-23-27-306-003	20-D1-FARM-1986			405	63200	2,750	34,580	31,830	0%	0%
20-23-27-306-004	20-D1-FARM-1986			405	63200	2,750	34,140	31,390	0%	0%
20-23-27-306-005	20-D1-FARM-1986			405	63200	2,750	50,420	47,670	100%	100%
20-23-27-306-006	20-D1-FARM-1986			405	63200	2,750	34,580	31,830	100%	100%
20-23-27-306-007	20-D1-FARM-1986			405	63200	2,750	51,520	48,770	100%	100%
20-23-27-306-008	20-D1-FARM-1986			405	63200	2,750	32,510	29,760	0%	0%
20-23-27-306-009	20-D1-FARM-1986			405	63200	2,750	34,580	31,830	0%	0%
20-23-27-306-010	20-D1-FARM-1986			405	63200	2,750	34,140	31,390	100%	100%
20-23-27-306-011	20-D1-FARM-1986			405	63200	2,750	48,900	46,150	0%	0%
20-23-27-306-012	20-D1-FARM-1986			405	63200	2,750	44,380	41,630	100%	100%
20-23-27-306-013	20-D1-FARM-1986			405	63200	2,750	34,140	31,390	0%	0%
20-23-27-306-014	20-D1-FARM-1986			405	63200	2,750	48,900	46,150	0%	0%
20-23-27-306-015	20-D1-FARM-1986			405	63200	2,750	54,400	51,650	0%	0%
20-23-27-306-016	20-D1-FARM-1986			405	63200	2,750	34,140	31,390	0%	0%
20-23-27-306-017	20-D1-FARM-1986			405	63200	2,750	50,200	47,450	100%	100%
20-23-27-306-018	20-D1-FARM-1986			405	63200	3,050	54,520	51,470	100%	100%
20-23-27-326-016	20-D1-FARM-1986			201	63200	171,400	205,150	33,750	0%	0%
20-23-28-230-006	20-D1-FARM-1986			201	63200	18,700	127,230	108,530	0%	0%

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PARCEL	CAPTURE DISTRICT	2nd 3rd DDA	WPRE RFC	CLASS	SD	BASE VALUE	TAXABLE VALUE	CAPTURED VALUE	SUM PRE%	WIN PRE%
20-23-28-231-011	20-D1-FARM-1986			201	63200	92,900	204,130	111,230	0%	0%
20-23-28-276-005	20-D1-FARM-1986			201	63200	195,600	375,110	179,510	0%	0%
20-23-28-276-011	20-D1-FARM-1986			201	63200	94,100	161,320	67,220	0%	0%
20-23-28-276-014	20-D1-FARM-1986			201	63200	39,700	0	(39,700)	0%	0%
20-23-28-276-021	20-D1-FARM-1986			201	63200	122,400	190,760	68,360	0%	0%
20-23-28-277-001	20-D1-FARM-1986			402	63200	0	0	0	0%	0%
20-23-28-277-002	20-D1-FARM-1986			205	63200	50,000	112,590	62,590	0%	0%
20-23-28-278-002	20-D1-FARM-1986			201	63200	20,500	363,990	343,490	0%	0%
20-23-28-278-004	20-D1-FARM-1986			201	63200	108,000	124,110	16,110	0%	0%
20-23-28-278-005	20-D1-FARM-1986			201	63200	80,200	146,310	66,110	0%	0%
20-23-28-278-006	20-D1-FARM-1986			201	63200	85,000	295,960	210,960	0%	0%
20-23-28-278-012	20-D1-FARM-1986			201	63200	59,200	97,840	38,640	0%	0%
20-23-28-278-013	20-D1-FARM-1986			201	63200	29,800	128,360	98,560	0%	0%
20-23-28-278-014	20-D1-FARM-1986			201	63200	58,400	139,540	81,140	0%	0%
20-23-28-278-015	20-D1-FARM-1986			201	63200	37,900	81,690	43,790	0%	0%
20-23-28-278-016	20-D1-FARM-1986			201	63200	33,400	113,810	80,410	0%	0%
20-23-28-278-018	20-D1-FARM-1986			402	63200	0	0	0	0%	0%
20-23-28-278-019	20-D1-FARM-1986			402	63200	0	0	0	0%	0%
20-23-28-278-020	20-D1-FARM-1986			402	63200	0	0	0	0%	0%
20-23-28-280-003	20-D1-FARM-1986			402	63200	0	0	0	0%	0%
20-23-28-280-004	20-D1-FARM-1986			201	63200	99,400	176,220	76,820	0%	0%
20-23-28-280-012	20-D1-FARM-1986			201	63200	163,700	535,330	371,630	0%	0%
20-23-28-280-013	20-D1-FARM-1986			201	63200	85,000	156,070	71,070	0%	0%
20-23-28-280-014	20-D1-FARM-1986			201	63200	310,000	511,450	201,450	0%	0%
20-23-28-428-012	20-D1-FARM-1986			201	63200	52,800	85,810	33,010	0%	0%
20-99-00-000-048	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-000-052	20-D1-FARM-1986			251	63200	0	2,200	2,200	100%	100%
20-99-00-000-075	20-D1-FARM-1986			251	63200	0	3,560	3,560	100%	100%
20-99-00-000-097	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-001-061	20-D1-FARM-1986			251	63200	800	0	(800)	100%	100%
20-99-00-001-175	20-D1-FARM-1986			251	63200	14,800	0	(14,800)	100%	100%
20-99-00-001-200	20-D1-FARM-1986			251	63200	0	84,290	84,290	100%	100%
20-99-00-001-220	20-D1-FARM-1986			251	63200	5,350	0	(5,350)	100%	100%
20-99-00-002-060	20-D1-FARM-1986			251	63200	4,850	0	(4,850)	100%	100%
20-99-00-002-190	20-D1-FARM-1986			251	63200	14,900	0	(14,900)	100%	100%
20-99-00-002-350	20-D1-FARM-1986			251	63200	52,500	0	(52,500)	100%	100%
20-99-00-003-075	20-D1-FARM-1986			251	63200	39,950	0	(39,950)	100%	100%
20-99-00-003-080	20-D1-FARM-1986			251	63200	17,750	0	(17,750)	100%	100%
20-99-00-004-013	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-004-023	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-004-030	20-D1-FARM-1986			251	63200	19,400	0	(19,400)	100%	100%
20-99-00-004-034	20-D1-FARM-1986			251	63200	0	6,180	6,180	100%	100%
20-99-00-004-045	20-D1-FARM-1986			251	63200	48,300	0	(48,300)	100%	100%
20-99-00-004-342	20-D1-FARM-1986			251	63200	21,750	0	(21,750)	100%	100%
20-99-00-004-345	20-D1-FARM-1986			251	63200	13,850	173,430	159,580	100%	100%
20-99-00-005-011	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-005-029	20-D1-FARM-1986			251	63200	0	76,650	76,650	100%	100%
20-99-00-005-070	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-006-010	20-D1-FARM-1986			251	63200	10,150	0	(10,150)	100%	100%
20-99-00-006-027	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-006-033	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-006-040	20-D1-FARM-1986			251	63200	0	5,220	5,220	100%	100%
20-99-00-006-044	20-D1-FARM-1986			251	63200	0	92,680	92,680	100%	100%
20-99-00-006-120	20-D1-FARM-1986			251	63200	2,650	0	(2,650)	100%	100%
20-99-00-006-210	20-D1-FARM-1986			251	63200	11,100	0	(11,100)	100%	100%
20-99-00-006-240	20-D1-FARM-1986			251	63200	2.050	0	(2.050)	100%	100%

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20-99-00-006-320	20-D1-FARM-1986			251	63200	750	0	(750)	100%	100%
20-99-00-006-450	20-D1-FARM-1986			251	63200	64,250	45,130	(19,120)	100%	100%
20-99-00-007-009	20-D1-FARM-1986			251	63200	0	10,940	10,940	100%	100%
20-99-00-007-013	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-007-025	20-D1-FARM-1986			251	63200	1,250	0	(1,250)	100%	100%
20-99-00-007-026	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-007-032	20-D1-FARM-1986			251	63200	0	1,500	1,500	100%	100%
20-99-00-007-044	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-007-170	20-D1-FARM-1986			251	63200	4,700	0	(4,700)	100%	100%
20-99-00-008-003	20-D1-FARM-1986			251	63200	0	43,240	43,240	100%	100%
20-99-00-008-057	20-D1-FARM-1986			251	63200	19,650	0	(19,650)	100%	100%
20-99-00-008-090	20-D1-FARM-1986			251	63200	38,150	183,230	145,080	100%	100%
20-99-00-008-130	20-D1-FARM-1986			251	63200	600	0	(600)	100%	100%
20-99-00-009-001	20-D1-FARM-1986			251	63200	0	3,730	3,730	100%	100%
20-99-00-009-015	20-D1-FARM-1986			251	63200	0	770	770	100%	100%
20-99-00-009-028	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-009-051	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-010-017	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-010-018	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-010-019	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-010-021	20-D1-FARM-1986			251	63200	0	570	570	100%	100%
20-99-00-010-022	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-010-023	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-010-024	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-010-033	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-010-035	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-010-036	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-011-027	20-D1-FARM-1986			251	63200	0	82,120	82,120	100%	100%
20-99-00-011-030	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-011-031	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-011-170	20-D1-FARM-1986			251	63200	1,450	0	(1,450)	100%	100%
20-99-00-012-014	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-012-024	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-013-008	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-013-014	20-D1-FARM-1986			251	63200	0	2,560	2,560	100%	100%
20-99-00-013-015	20-D1-FARM-1986			251	63200	0	10,000	10,000	100%	100%
20-99-00-013-017	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-013-046	20-D1-FARM-1986			251	63200	3,850	0	(3,850)	100%	100%
20-99-00-013-070	20-D1-FARM-1986			251	63200	450	0	(450)	100%	100%
20-99-00-013-085	20-D1-FARM-1986			251	63200	21,750	125,080	103,330	100%	100%
20-99-00-013-170	20-D1-FARM-1986			251	63200	1,750	0	(1,750)	100%	100%
20-99-00-013-330	20-D1-FARM-1986			251	63200	40,200	0	(40,200)	100%	100%
20-99-00-014-001	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-014-006	20-D1-FARM-1986			251	63200	0	520	520	100%	100%
20-99-00-014-022	20-D1-FARM-1986			251	63200	0	58,060	58,060	100%	100%
20-99-00-015-009	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-015-012	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-015-015	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-015-016	20-D1-FARM-1986			251	63200	0	2,500	2,500	100%	100%
20-99-00-015-034	20-D1-FARM-1986			251	63200	0	12,500	12,500	100%	100%
20-99-00-015-035	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-015-036	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-015-038	20-D1-FARM-1986			251	63200	0	1,320	1,320	100%	100%
20-99-00-015-040	20-D1-FARM-1986			251	63200	1,700	0	(1,700)	100%	100%
20-99-00-015-044	20-D1-FARM-1986			251	63200	0	520	520	100%	100%

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20-99-00-015-050	20-D1-FARM-1986			251	63200	12,000	75,040	63,040	100%	100%
20-99-00-015-051	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-015-055	20-D1-FARM-1986			251	63200	0	25,600	25,600	100%	100%
20-99-00-016-020	20-D1-FARM-1986			251	63200	28,600	53,130	24,530	100%	100%
20-99-00-016-023	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-016-025	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-016-034	20-D1-FARM-1986			251	63200	0	2,110	2,110	100%	100%
20-99-00-016-035	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-016-036	20-D1-FARM-1986			251	63200	0	1,050	1,050	100%	100%
20-99-00-016-039	20-D1-FARM-1986			251	63200	0	1,050	1,050	100%	100%
20-99-00-016-041	20-D1-FARM-1986			251	63200	0	1,050	1,050	100%	100%
20-99-00-017-005	20-D1-FARM-1986			251	63200	0	61,960	61,960	100%	100%
20-99-00-017-006	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-017-009	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-017-017	20-D1-FARM-1986			251	63200	0	107,820	107,820	100%	100%
20-99-00-017-018	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-017-019	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-017-021	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-017-022	20-D1-FARM-1986			251	63200	0	438,570	438,570	100%	100%
20-99-00-017-025	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-017-030	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-017-031	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-017-032	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-017-033	20-D1-FARM-1986			251	63200	0	2,450	2,450	100%	100%
20-99-00-017-041	20-D1-FARM-1986			251	63200	0	2,500	2,500	100%	100%
20-99-00-017-042	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-017-045	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-017-046	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-017-048	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-018-002	20-D1-FARM-1986			251	63200	0	2,560	2,560	100%	100%
20-99-00-018-003	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-018-004	20-D1-FARM-1986			251	63200	0	1,020	1,020	100%	100%
20-99-00-018-006	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-018-013	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-018-015	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-018-016	20-D1-FARM-1986			251	63200	0	7,680	7,680	100%	100%
20-99-00-018-112	20-D1-FARM-1986			251	63200	250	0	(250)	100%	100%
20-99-00-019-001	20-D1-FARM-1986			251	63200	0	600	600	100%	100%
20-99-00-019-002	20-D1-FARM-1986			251	63200	0	3,500	3,500	100%	100%
20-99-00-019-006	20-D1-FARM-1986			251	63200	0	2,500	2,500	100%	100%
20-99-00-019-007	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-019-008	20-D1-FARM-1986			251	63200	0	500	500	100%	100%
20-99-00-019-009	20-D1-FARM-1986			251	63200	0	500	500	100%	100%
20-99-00-019-010	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-019-011	20-D1-FARM-1986			251	63200	0	2,000	2,000	100%	100%
20-99-00-019-012	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-019-013	20-D1-FARM-1986			251	63200	0	2,500	2,500	100%	100%
20-99-00-019-014	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-019-015	20-D1-FARM-1986			251	63200	0	500	500	100%	100%
20-99-00-019-016	20-D1-FARM-1986			251	63200	0	5,000	5,000	100%	100%
20-99-00-019-021	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-019-024	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-019-026	20-D1-FARM-1986			251	63200	0	2,500	2,500	100%	100%
20-99-00-019-032	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-019-033	20-D1-FARM-1986			251	63200	0	80,320	80,320	100%	100%
20-99-00-019-042	20-D1-FARM-1986			251	63200	0	1,250	1,250	100%	100%

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20-99-00-019-043	20-D1-FARM-1986			251	63200	0	500	500	100%	100%
20-99-00-019-044	20-D1-FARM-1986			251	63200	0	500	500	100%	100%
20-99-00-019-045	20-D1-FARM-1986			251	63200	0	1,000	1,000	100%	100%
20-99-00-019-049	20-D1-FARM-1986			251	63200	0	75,000	75,000	100%	100%
20-99-00-019-051	20-D1-FARM-1986			251	63200	0	10,000	10,000	100%	100%
20-99-00-019-057	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-019-410	20-D1-FARM-1986			251	63200	3,500	0	(3,500)	100%	100%
20-99-00-019-428	20-D1-FARM-1986			251	63200	850	0	(850)	100%	100%
20-99-00-020-070	20-D1-FARM-1986			251	63200	25,750	0	(25,750)	100%	100%
20-99-00-020-080	20-D1-FARM-1986			251	63200	1,000	0	(1,000)	100%	100%
20-99-00-022-045	20-D1-FARM-1986			251	63200	4,900	5,720	820	100%	100%
20-99-00-023-160	20-D1-FARM-1986			251	63200	2,800	0	(2,800)	100%	100%
20-99-00-870-011	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-870-027	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-880-001	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-880-071	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-890-046	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-890-071	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-900-031	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-910-023	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-910-028	20-D1-FARM-1986			251	63200	0	1,050	1,050	100%	100%
20-99-00-910-030	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-910-035	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-920-019	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-920-039	20-D1-FARM-1986			251	63200	0	3,870	3,870	100%	100%
20-99-00-920-041	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-930-016	20-D1-FARM-1986			251	63200	0	1,360	1,360	100%	100%
20-99-00-940-015	20-D1-FARM-1986			251	63200	0	54,900	54,900	100%	100%
20-99-00-940-070	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-950-006	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-950-059	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-950-066	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-960-038	20-D1-FARM-1986			251	63200	0	5,270	5,270	100%	100%
20-99-00-980-046	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-990-017	20-D1-FARM-1986			251	63200	0	0	0	100%	100%
20-99-00-990-018	20-D1-FARM-1986			251	63200	0	60,230	60,230	100%	100%
20-99-00-990-022	20-D1-FARM-1986			251	63200	0	58,230	58,230	100%	100%
20-99-00-990-028	20-D1-FARM-1986			251	63200	0	10,230	10,230	100%	100%
20-99-99-201-086	20-D1-FARM-1986			251	63200	549,150	0	(549,150)	100%	100%

Tax

OAKLAND COUNTY

Summer

TR13103-DDA/BRA REPORT-CURRENT

2019 FINAL WARRANT - AD VALOREM

PARCEL	CAPTURE DISTRICT	2nd 3rd DDA	WPRE RFC	CLASS	SD	BASE VALUE	TAXABLE VALUE	CAPTURED VALUE	SUM PRE%	WIN PRE%
20-D1-FARM-1986 136				REAL P.R.E.		133,210	1,726,810	1,593,600		
				REAL NON-P.R.E.		7,715,890	19,245,090	11,529,200		
				TOTAL REAL		7,849,100	20,971,900	13,122,800		
20-D1-FARM-1986 181				PERSONAL P.R.E.		1,109,450	2,201,620	1,092,170		
				PERSONAL NON-P.R.E.		0	0	0		
				TOTAL PERSONAL		1,109,450	2,201,620	1,092,170		
20-D1-FARM-1986 0				BLL P.R.E.		0	0	0		
				BLL NON-P.R.E.		0	0	0		
				TOTAL BLL		0	0	0		
20-D1-FARM-1986 317				TOTAL P.R.E.		1,242,660	3,928,430	2,685,770		
				TOTAL NON-P.R.E.		7,715,890	19,245,090	11,529,200		
				GRAND TOTAL		8,958,550	23,173,520	14,214,970		
20-D1-FARM-1986 181			COMMERCIAL PERSONAL P.R.E.		1,109,450	2,201,620	1,092,170			
				(CLASS = 251 AND 950)						
20-D1-FARM-1986 0			INDUSTRIAL PERSONAL P.R.E.		0	0	0			
				(CLASS = 351, 951, 952, AND 953)						
20-D1-FARM-1986 0			RESC FORECLOSURE P.R.E.		0	0	0	0		
			RESC FORECLOSURE NON-P.R.E.		0	0	0	0		
			TOTAL RESC FORECLOSURE		0	0	0	0		
				(PRE - BILLED AS NON-PRE)						
20-D1-FARM-1986 0			WINTER P.R.E.		0	0	0	0		
			WINTER NON-P.R.E.		0	0	0	0		
			TOTAL WINTER		0	0	0	0		
				(PRE GRANTED FOR WINTER ONLY)						

SUMMER TOTALS

Tax

OAKLAND COUNTY

Summer

TR13103-DDA/BRA REPORT-CURRENT

2019 FINAL WARRANT - AD VALOREM

PARCEL	CAPTURE DISTRICT	2nd 3rd DDA	WPRE RFC	CLASS	SD	BASE VALUE	TAXABLE VALUE	CAPTURED VALUE	SUM PRE%	WIN PRE%
<b>W I N T E R  T O T A L S</b>	20-D1-FARM-1986			REAL P.R.E.		133,210	1,726,810	1,593,600		
	136			REAL NON-P.R.E.		7,715,890	19,245,090	11,529,200		
				TOTAL REAL		7,849,100	20,971,900	13,122,800		
	20-D1-FARM-1986			PERSONAL P.R.E.		1,109,450	2,201,620	1,092,170		
	181			PERSONAL NON-P.R.E.		0	0	0		
				TOTAL PERSONAL		1,109,450	2,201,620	1,092,170		
	20-D1-FARM-1986			BLL P.R.E.		0	0	0		
	0			BLL NON-P.R.E.		0	0	0		
				TOTAL BLL		0	0	0		
	20-D1-FARM-1986			TOTAL P.R.E.		1,242,660	3,928,430	2,685,770		
317			TOTAL NON-P.R.E.		7,715,890	19,245,090	11,529,200			
			GRAND TOTAL		8,958,550	23,173,520	14,214,970			
20-D1-FARM-1986			COMMERCIAL PERSONAL P.R.E.		1,109,450	2,201,620	1,092,170			
181			(CLASS = 251 AND 950)							
20-D1-FARM-1986			INDUSTRIAL PERSONAL P.R.E.		0	0	0			
0			(CLASS = 351, 951, 952, AND 953)							
20-D1-FARM-1986			RESC FORECLOSURE P.R.E.		0	0	0			
0			RESC FORECLOSURE NON-P.R.E.		0	0	0			
			TOTAL RESC FORECLOSURE		0	0	0			
			(PRE - BILLED AS NON-PRE)							
20-D1-FARM-1986			WINTER P.R.E.		0	0	0			
0			WINTER NON-P.R.E.		0	0	0			
			TOTAL WINTER		0	0	0			
			(PRE GRANTED FOR WINTER ONLY)							