



EQUALIZATION AND PROPERTY DESCRIPTION DEPARTMENT

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DIRECTOR
Raman A. Patel, CAE, SRA

April 26, 2021

To All Taxing Authorities:

Enclosed, please find form L-4028IC relating to the taxable value for real and personal property located within the County of Washtenaw. To the best of our knowledge, the valuations set forth represent the 2020 and 2021 Taxable Value, Additions and Losses for your Unit.

Please check the department web site for information on Taxable Value, S.E.V. and I.F.T. totals at: <https://www.washtenaw.org/431/Equalization>.

If you have any questions, please contact Charlie Mosher by email mosherc@washtenaw.org.

Thank You

Raman Patel


Raman Patel, CAE, SRA, MMAO 4
Director

HEADLEE SCHEDULE/WASHTENAW COUNTY

L-4028 IC

This form is issued under authority of sections 211.34d and 211.150, M.C.L. Filing of this form is mandatory. Failure to file is punishable under Section 211.119, M.L.C.

STATEMENT OF CURRENT YEAR TAXABLE AND PRIOR YEAR TAXABLE VALUATION, LOSSES, ADDITIONS, AND THE 2021 MILLAGE REDUCTION FRACTION FOR EACH OF THE SEVERAL ASSESSING JURISDICTIONS, SCHOOLS, COMMUNITY COLLEGES AND AUTHORITIES IN THE COUNTY.


Raman Patel MMAO IV, CAE, SRA
Equalization Director

Code Number	Taxing Jurisdiction	2020 TAXABLE VALUE as of 05/26/2020	2021 TAXABLE VALUE as of 05/24/2021	TAXABLE VALUE OF LOSSES	TAXABLE VALUE OF ADDITIONS	CPI 1.014		
						2021 Millage Reduction Fraction 211.34d	2021 Base Tax Rate Fraction 211.24e	2021 Truth In Assessing /Equalization 211.34
CITIES								
8154	Milan City	173,745,930	182,179,304	1,237,807	4,095,883	0.9823	0.9687	1.0000
	(from Washtenaw)	109,575,491	113,318,831	612,047	740,905			
	(from Monroe)	64,170,439	68,860,473	625,760	3,354,978			
SCHOOL DISTRICTS								
81040	Chelsea Schools	1,028,108,199	1,060,421,125	6,846,129	19,256,837	0.9946	0.9809	N/A
	Non-PRE/MBT	292,902,362	301,170,293	2,670,181	6,737,967	0.9995	0.9857	N/A
	PRE/MBT	735,205,837	759,250,832	4,175,948	12,518,870			
	(from WASHTENAW)	983,193,657	1,013,993,414	6,760,620	18,699,372			
	Non-PRE/MBT	283,439,024	291,351,779	2,612,870	6,489,967			
	PRE/MBT	699,754,633	722,641,635	4,147,750	12,209,405			
	(from JACKSON COUNTY)	44,914,542	46,427,711	85,509	557,465			
	Non-PRE/MBT	9,463,338	9,818,514	57,311	248,000			
	PRE/MBT	35,451,204	36,609,197	28,198	309,465			
81050	Dexter Schools	1,467,217,107	1,517,092,986	6,049,903	24,731,857	0.9928	0.9791	N/A
	Non-PRE/MBT	291,779,172	303,358,581	1,710,854	8,676,580	0.9981	0.9843	N/A
	PRE/MBT	1,175,437,936	1,213,734,405	4,339,049	16,055,277			
	(from WASHTENAW)	1,395,320,044	1,440,573,122	6,024,814	22,103,006			
	Non-PRE/MBT	283,392,770	293,971,250	1,695,874	8,106,679			
	PRE/MBT	1,111,927,275	1,146,601,872	4,328,940	13,996,327			
	(from Livingston)	71,897,063	76,519,864	25,089	2,628,851			
	Non-PRE/MBT	8,386,402	9,387,331	14,980	569,901			
	PRE/MBT	63,510,661	67,132,533	10,109	2,058,950			
81070	Lincoln Schools	1,030,058,374	1,069,165,944	4,054,041	16,666,837	0.9885	0.9748	N/A
	Non-PRE/MBT	270,103,268	280,261,293	434,899	5,258,195	0.9943	0.9806	N/A
	PRE/MBT	759,955,106	788,904,651	3,619,142	11,408,642			
	(from WASHTENAW)	855,417,453	888,051,122	3,545,344	13,724,148			
	Non-PRE/MBT	158,617,701	165,104,024	248,599	3,723,895			
	PRE/MBT	696,799,752	722,947,098	3,296,745	10,000,253			
	(from Wayne)	174,640,921	181,114,822	508,697	2,942,689			
	Non-PRE/MBT	111,485,567	115,157,269	186,300	1,534,300			
	PRE/MBT	63,155,354	65,957,553	322,397	1,408,389			
81080	Manchester Schools	447,976,735	462,007,485	3,341,436	10,671,620	0.9989	0.9852	N/A
	Non-PRE/MBT	138,894,512	146,202,535	661,230	7,282,613	1.0000	0.9951	N/A
	PRE/MBT	309,082,223	315,804,950	2,680,206	3,389,007			
	(from WASHTENAW)	445,444,276	459,440,061	3,341,336	10,670,820			
	Non-PRE/MBT	138,595,839	145,900,153	661,130	7,281,813			
	PRE/MBT	306,848,437	313,539,908	2,680,206	3,389,007			
	(from Jackson)	2,532,459	2,567,424	100	800			
	Non-PRE/MBT	298,673	302,382	100	800			
	PRE/MBT	2,233,786	2,265,042	0	0			

Code Number	Taxing Jurisdiction	2020 TAXABLE VALUE as of 05/26/2020	2021 TAXABLE VALUE as of 05/24/2021	TAXABLE VALUE OF LOSSES	TAXABLE VALUE OF ADDITIONS	2021		
						Millage Reduction Fraction 211.34d	Base Tax Rate Fraction 211.24e	Truth In Assessing /Equalization 211.34
81100	Milan Schools	556,169,088	615,714,431	6,151,441	56,208,209	0.9968	0.9830	N/A
	Non-PRE/MBT	168,633,689	214,039,497	453,524	46,139,505	1.0000	1.0017	N/A
	PRE/MBT	387,535,399	401,674,934	5,697,917	10,068,704			
	(from WASHTENAW)	324,896,914	375,311,834	4,995,513	49,642,967			
	Non-PRE/MBT	95,790,299	139,621,859	279,550	43,483,805			
	PRE/MBT	229,106,615	235,689,975	4,715,963	6,159,162			
	(from Monroe)	231,272,174	240,402,597	1,155,928	6,565,242			
	Non-PRE/MBT	72,843,390	74,417,638	173,974	2,655,700			
	PRE/MBT	158,428,784	165,984,959	981,954	3,909,542			
81140	Whitmore Lake Schools	388,414,253	404,663,910	2,205,403	8,419,999	0.9883	0.9747	N/A
	Non-PRE/MBT	126,291,052	131,823,560	325,112	2,586,651	0.9883	0.9747	0.0000
	PRE/MBT	262,123,201	272,840,350	1,880,291	5,833,348			
	(from WASHTENAW)	282,210,248	291,872,045	1,452,194	2,590,193			
	Non-PRE/MBT	82,382,255	86,281,363	216,020	1,217,751			
	PRE/MBT	199,827,993	205,590,682	1,236,174	1,372,442			
	(from Livingston)	106,204,005	112,791,865	753,209	5,829,806			
	Non-PRE/MBT	43,908,797	45,542,197	109,092	1,368,900			
	PRE/MBT	62,295,208	67,249,668	644,117	4,460,906			

LIBRARIES

	Dexter District Library	1,467,217,107	1,517,092,986	6,049,903	24,731,857	0.9928	0.9791	N/A
	(from Washtenaw)	1,395,320,044	1,440,573,122	6,024,814	22,103,006			
	(from Livingston)	71,897,063	76,519,864	25,089	2,628,851			
	Milan Public Library	173,745,930	182,179,304	1,237,807	4,095,883	0.9823	0.9687	N/A
	(from Washtenaw)	109,575,491	113,318,831	612,047	740,905			
	(from Monroe)	64,170,439	68,860,473	625,760	3,354,978			
	Salem South Lyon District Library	785,319,727	817,763,269	3,051,060	15,722,554	0.9890	0.9753	N/A
	(from Washtenaw)	386,189,247	400,619,539	1,927,660	9,720,774			
	(from Oakland)	399,130,480	417,143,730	1,123,400	6,001,780			

AUTHORITIES

	Milan City DDA	4,049,791	4,241,391	70,786	62,009	0.9654	0.9521	1.0000
	(from Washtenaw)	3,850,129	4,037,250	70,786	60,150			
	(from Monroe)	199,662	204,141	0	1,859			

INTERMEDIATE SCHOOLS

	Washtenaw Interm Schools	18,297,235,356	18,969,879,806	127,219,088	474,052,268			
	Ad Valorem Minus RZ	18,296,766,234	18,969,404,118	127,219,088	474,052,268	0.9961	0.9824	N/A
	(from Washtenaw)	17,665,774,192	18,310,055,523	124,690,556	455,527,415			
	Ad Valorem Minus RZ	17,665,305,070	18,309,579,835	124,690,556	455,527,415			
	(from Jackson)	47,447,001	48,995,135	85,609	558,265			
	(from Livingston)	178,101,068	189,311,729	778,298	8,458,657			
	(from Monroe)	231,272,174	240,402,597	1,155,928	6,565,242			
	(from Wayne)	174,640,921	181,114,822	508,697	2,942,689			

INSTRUCTIONS:

The valuations on this form are for a single county. When this valuation information has been obtained from the equalization directors of all counties which are included within the boundary of the intercounty fractional taxing jurisdictions listed, the 2021 millage reduction fractions can be calculated for those intercounty jurisdictions.

The valuation information required by 211.34d, MCL is the same information needed for P.A. 5 of 1982, Section 211.24e, MCL "Truth in Taxation". A different formula is used for section 24e than is used for section 34d, but the 2020 Taxable Value, 2021 Taxable Value, Taxable Value Losses, and Taxable Value of Additions are the same quantities used in both formulas.

This form to be filed with the State Tax Commission and with each unit of local government which has taxable property located in more than one county.