



Grand River Corridor Improvement Authority

Development and Tax Increment Financing Plan

Addendum | March 2024



Acknowledgements

The Grand River Corridor Improvement Authority was established in 2013, pursuant to the Corridor Improvement Authority Act (Act 280 of 2005). The purpose of the Authority is to develop a strategy for revitalization of the Grand River Avenue Corridor in the City of Farmington. For their vision and development of this plan, the following community leaders are recognized:

The projects in this plan are based on the findings and recommendations from the Grand River Corridor Vision Plan. For their leadership in developing that document, the City of Farmington wishes to acknowledge OHM Engineering Advisors:



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DEVELOPMENT PLAN

The physical corridor conditions remain principally unchanged since 2014 and the community sentiment still reflects the updated needs and desires referenced in the 2022 Vision Plan. The same is true for several key sections of the Development Plan (i.e. goals and objectives, emerging ideas, and most of the proposed improvements); however, due to the completion of a few projects along with the identified need to refine improvements and project list, the following shall be deemed a more appropriate list.

PROPOSED IMPROVEMENTS

During development of the original Grand River Corridor Vision Plan, a variety of strategies were developed to encapsulate the necessary changes and initiatives that need to be made in order to see the Plan to fruition. While the following list does not include every project that may be needed to achieve success, the updated list summarizes the key aspects under review at the time this addendum was developed. From the following list, the prioritized project list, included in the next section, was updated:

- Redesign the Grand River split to M-5
- Create a streetscape design that complements that of Farmington Road, including landscaped gateways
- Explore Grand River Road Diet
- Develop a detailed transportation plan
- Improve pedestrian road crossings at key locations
- Improve the environment for transit
- Develop a nature trail or multi-use pathway along the river, acknowledging that it will require a multi-phased approach
- Develop public gathering areas, including recreational facilities and parks
- Build on existing sites like the winery site along with those with river views
- Allow mixed use buildings along the Grand River road frontage
- Encourage green design principles via a green development incentive program
- Work with property owners to identify financing/incentive opportunities
- Evaluate, update, and implement the previously created a logo, branding, and marketing package
- Bury utility lines, whenever deemed viable

PROJECT LIST

As noted above, the list of projects in this Plan was based on the work completed and subsequently updated during the Grand River Corridor Vision Plan development. It is expected that this list will continue to evolve as experience of the CIA grows, conditions change within the development area, and additional opportunities arise.

The estimated costs listed are not based on actual cost proposals, rather are provided to give a general estimate of the costs that may be incurred. Actual costs will be determined by a number of factors including formal consultant proposals, detailed engineering studies, and additional project planning that is part of the list of initial projects. However, a basic estimate of cost is provided so the CIA can effectively budget for these projects in the future.

TABLE 1: PROJECT LIST

PROJECT LIST	ESTIMATED COST
Logo and Branding <i>Evaluate, Update, and Implement (excluding production) the Marketing Package</i>	\$6,000
Catalytic projects <i>Land acquisition, partnerships, marketing</i>	TBD
Transportation Study	\$100,000
Streetscape Plan	\$30,000
Pedestrian Crossings <i>At a minimum Power and Orchard Lake</i>	TBD
Park Assessment Plan <i>Updated Orchard Lake Focus Area Open Space</i>	\$20,000
Gateway Enhancement	\$40,000
Nature Trail	TBD
Total Cost of All Projects:	\$196,000 +

A detailed description of the projects is provided in Table 1. While there are limited changes from the original version, with the exception of the removal of the zoning update, the descriptions have still be included for ease of reference.

CATALYTIC PROJECTS

Land acquisition, partnerships, marketing

As part of its ongoing economic development efforts, the City is actively involved in facilitating redevelopment. Using the tools identified in the Introduction of the original Plan, the City has worked successfully to improve private property, and plans to continue these efforts within the Grand River CIA development area. These projects are expected to facilitate implementation of the Grand River Corridor Vision Plan, attract initial reinvestment that will improve the overall tax base, and build community support. While specific details of these projects were not known at the time this Plan was developed, the City expects that it will continue to use Special Assessment Districts, Commercial Rehabilitation Districts, public-private partnerships, and other avenues to create redevelopment momentum. The City expects to incur costs associated with real estate broker services, legal assistance, planning and zoning support, and other soft costs needed to implement catalytic projects. Other hard costs for land acquisition and development may also be incurred, but as noted, the City plans to use capital financing resources only as needed.

LOGO AND BRANDING

Evaluate, Update, and Implement the Marketing Package

The cities of Farmington and Farmington Hills worked jointly to develop a cohesive brand theme for the corridor. As part of the original project, the base marketing materials were developed to incorporate an unifying logo and layout. It also included corridor signage and gateway identification enhancements. The costs associated with this project include the cost to evaluate, update (if applicable) and implement of the previously recommended logo, signs, and supporting print materials, but not actual creation of these items. The latter costs will depend on the final updated recommendations as well as other projects discussed below, including the Transportation Study and Streetscape Plan.

TRANSPORTATION STUDY

One of the barriers to reversing economic decline along some portions of the corridor is the existing transportation system. Grand River Avenue carries traffic from the City of Detroit through Farmington and on to cities to its northwest. In the 1950s, as part of the I-96 freeway system, the M-5 bypass was constructed that diverted traffic at the City's east end onto the freeway that extends northwest and connects with I-96/I-275 and the M-5/Haggerty Connector near the City of Novi. This construction caused a reduction in traffic volumes along the local portion of Grand River Avenue, which also led to reduced economic viability for some businesses. The complicated and sometimes confusing routes created by the new freeway construction compounded the issue. At the same time, the reduced traffic volumes have resulted in a physical road profile that exceeds Grand River Avenue's functional needs. This presents an opportunity to reclaim unnecessary traffic lanes for use by other modes of traffic like non-motorized to transit, or for other public purposes. The City plans to further study the dynamics of transportation throughout the district to determine which will best serve businesses and residents in the area. The Grand River Corridor Vision Plan revealed the need to study a potential road diet for all or portions of Grand River Avenue, improve southeast bound access to the median portions of Grand River in the City of Farmington Hills, and evaluate potential intersection and other improvements at both Orchard Lake Road intersections, including possible roundabouts or road realignments.

STREETSCAPE PLAN

Once expected transportation changes are known, and after branding materials are updated and implemented, the City will combine the ideas presented into a plan for streets that will help associate them to the corridor. The streetscape plan may include concepts and designs for roads planned to be re-aligned, re-located or redesigned.

PARK ASSESSMENT PLAN

Updated Orchard Lake Focus Area Open Space

The updated Grand River Corridor Vision Plan revealed various open space and public area opportunities within the development area. These opportunities were associated with potential redevelopment projects associated with the Winery, but there may be additional opportunity to provide public parks within the development area. Comparing existing recreational facilities to current and expected demand will reveal if and where additional parkland and public areas may be needed. One specifically designated in the Vision Plan included a community open space as part of the Orchard Lake Road Focus Area. This project will require public/private partnerships since the land is privately-owned. However, it is expected that the various implementation tools described in the original plan can be used to accomplish viable redevelopment and inclusion of public open spaces. The City expects that it may be involved in initial development of the public plaza, management of events and maintenance in the future. The costs associated with this project will include development of a park plan for the district, which is expected to include a detailed plan for the Orchard Lake Road Focus Area open space.

PEDESTRIAN CROSSINGS

No less than Power and Orchard Lake Roads

It is expected that changes will be needed to various intersections along the corridor. In particular, the intersections at Orchard Lake Road create potential pedestrian barriers, especially given the traffic volumes and narrow road-right-of-way in this area of the corridor. Some improvements will be needed to enhance safety and comfort for non-motorized traffic. The extent of these changes will depend on the results of the Transportation Study; therefore, the final costs of this project are not currently known. The purpose of this project is to implement the recommended intersection improvements that may be needed to facilitate non-motorized movements along the corridor. Additional prioritization of sub-projects will likely be needed, but the initial focus will be to ensure safety at the key intersections at Power Road and Orchard Lake Road.

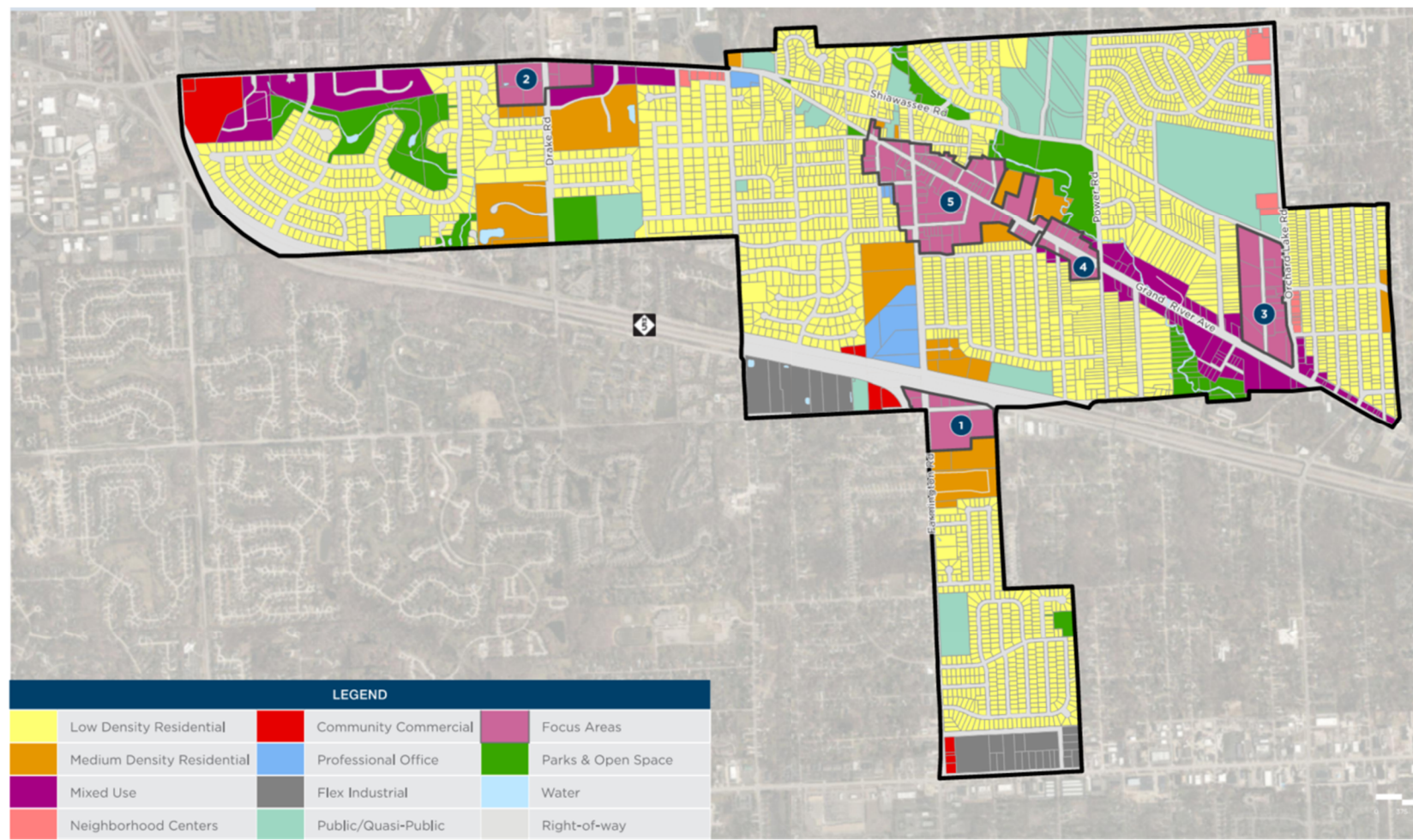
GATEWAY ENHANCEMENTS

As part of the Grand River Corridor Vision Plan, gateways are envisioned at the entry points to the corridor and the City. They serve to welcome visitors, workers, and residents, and orients visitors to the corridor. They provide opportunities to frame perceptions of the community and can reinforce a larger marketing effort aimed at branding the corridor. Gateways can also be effective at calming traffic and improving safety. Gateway designs will be developed jointly with the City of Farmington Hills' CIA Board and will likely relate to the initial Logo and Branding concepts that were developed in the original Development Plan. The cost assigned to this project represents an estimate to generally improve entry points into the City and corridor using signage and landscaping.

NATURE TRAIL

A somewhat unknown resource within the development area is the Rouge River. The River presents development opportunities that have not yet been utilized. The City envisions that future developments will embrace the river corridor, and eventually the river will be improved with a passive trail system that will provide residents with access to the river.

IMPLEMENTATION



FUTURE LAND USE

The Future Land Use Map outlines the preferred uses throughout the Corridor and is a product of the existing conditions analysis and stakeholder and public input. This Plan offers a certain amount of flexibility so businesses and governments can react to specific market demands that may occur. However, it does provide a broad outline of where certain uses would be best utilized. Refer to the original Development Plan for the details associated with this section.

ORCHARD LAKE ROAD FOCUS AREA

The original focus area concept for Orchard Lake aimed to create a pedestrian-friendly experience that offered significant public space, a mixture of uses, and celebrated the historic winery. While the intent remains valid today, a slight reconfiguration of the proposed uses was deemed necessary. The road layout shown in the original concept has also been eliminated, reverting to the existing layout, as shown in Figure 1.

The winery remains the catalyst for the area and is slated for mixed use development. The area surrounding the winery should offer public space for gathering and both community-wide and winery-related events and activities. The buildings shown in white are to remain, as they are also anchors to the development area.

FIGURE 1: ORCHARD LAKE ROAD



Mixed Use Residential: Townhouse Residential: Multi Family Open/Green Space

DEVELOPMENT PLAN

CORRIDOR DESIGN GUIDELINES

IMPLEMENTATION

The following was included in the original Development Plan and should still be incorporated into development along the corridor:

Setbacks

- ◆ Match residential areas to current residential districts
- ◆ No minimum front setback for Commercial/Mixed Use
- ◆ Consider a build-to requirement or a build-to “zone”

Transitions

- ◆ Require rear buffers/walls/landscaping between single family residential and other uses
- ◆ Encourage building step-backs to transition from larger scale buildings to adjacent neighborhoods

Lot size and coverage

- ◆ Match residential areas to current residential districts
- ◆ No minimum or maximum for Commercial/Mixed Use

Signs

- ◆ Maintain visibility for commercial signage
- ◆ Match sign size and height to speed limit on Grand River
- ◆ Consider visibility across median

Building Design

- ◆ Regulate quality, not architecture
- ◆ Require min. storefront height and min. window area for first floor
- ◆ Allow colors that are consistent with established Grand River theme
- ◆ Establish lighting standards that consider modern, sustainable lighting options.

Parking

- ◆ Refer to each city’s current parking standards, but consider flexibility for other available shared, structured, or municipal parking
- ◆ Allow parking study to determine when less or more should be required

Streetscaping

- ◆ Front yards should maintain visibility of entrances and present high-quality building fronts
- ◆ Require sidewalks along all street frontages, with wider paths along Grand River
- ◆ Establish a street tree policy that is unique for the corridor
- ◆ Consider uniform streetlights

DEVELOPMENT PLAN

TAX INCREMENT FINANCING PLAN

EXPLANATION OF TAX INCREMENT FINANCING

Tax Increment Financing (TIF) 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 because of (re)development or general market inflation.

Once the TIF expires (scheduled for 2034), the CIA will cease its revenue capture and 100% of taxes collected from future property values will be distributed to the appropriate taxing agencies in place at that time. To use TIF financing, the CIA must prepare a **Development Plan** and a **TIF Plan**. Both plans were submitted to the City Council, who must approve the plans. While the original plans were approved as required, the duration of time since adoption necessitates this update to verify the validity of the original assumptions and update accordingly.

EXPLANATION OF THE TAX INCREMENT PROCEEDURE

EXPLANATION OF TAX INCREMENT FINANCING

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 because of (re) development or general market inflation. Once the TIF expires (scheduled for 2034), the CIA will cease its revenue capture and 100% of taxes collected from future property values will be distributed to the appropriate taxing agencies in place at that time. To utilize TIF financing, the CIA must prepare a Development Plan and a TIF Plan. Both plans were submitted to the City Council, who must approve the plans. While the original plans were approved as required, the duration of time since adoption necessitates this update to verify the validity of the original assumptions and update accordingly.

TIF REVENUE

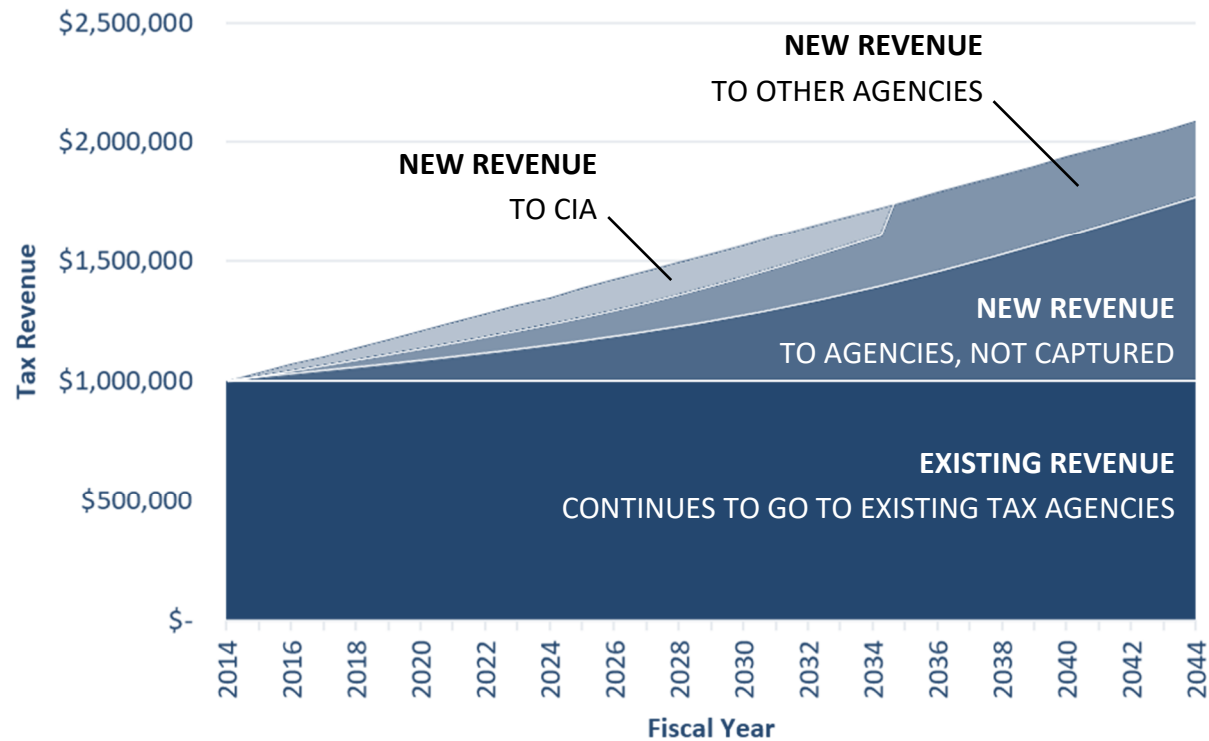
TIF Revenue represents the value of new taxes that may be received because of new property value increases. Figure 2 is an illustrative example of how existing taxes collected from property within the district will continue to go to the agencies who currently receive them. Future increases in tax revenue will be split as follows:

To Agencies Not Captured - 100% of new taxes collected for School agencies (including the Community College), the Downtown Development Authority, the Huron-Clinton Metroparks Association, the Detroit Zoo, and Detroit Institute of Arts will continue to go to those authorities.

To Other Agencies - 50% of new taxes collected for County Operating, County Parks, Oakland Transit, City Operating and Capital Improvements, City Streets, 2018 Voted CAP and OP, and Library will be distributed to those agencies.

To CIA - 50% of new taxes collected will be captured by the CIA for reinvestment within the district through 2034.

FIGURE 2 – ILLUSTRATIVE EXAMPLE OF CIA REVENUE



The Base Value for this plan is the taxable value of all real and applicable personal property in the development area as determined on December 31, 2013, and finally equalized by the state in May 2014. The Base Value of the district is \$15,803,050 (previous plan denoted a value of \$15,936,450 but since 2015 the lower amount has remained the base value).

TIF REVENUE ASSUMPTIONS

The purpose of the Tax Increment Financing Plan is to evaluate potential revenues from tax increment capture and ensure it will be sufficient to cover anticipated costs. Therefore, some assumptions are involved in the calculations to project property values into the future and determine anticipated revenues. The figures in the TIF Plan included known revenues and tax capture; however, after 2023 the Plan includes estimates of revenue that apply the best available data and most reasonable assumptions.

This TIF Plan is based on 2023 assessments and millage data provided by Oakland County, and the following assumptions:

- ♦ A limit to the amount of TIF capture was included. The CIA captures only 50% of the Captured Value.
- ♦ A modest increase in property values was assumed. A conservative growth rate of 3.0% was used in the projections for future TIF revenue. However, values should increase more rapidly as redevelopment occurs within the district.
- ♦ Various millage levies have been excluded from capture. Table 2 shows only the captured millage levies for this TIF Plan, each of which are assumed to remain in place for the duration of the plan.

TABLE 2 – 2023 CAPTURED MILLAGE LEVIES

Taxing Jurisdiction	Combined Levy
County Operating	3.9686
County Parks	0.3431
Oakland Transit (started in 2022)	0.9500
City Operating and Capital Improvements	14.0000
City Streets	1.4040
2018 Voted CAP	2.0000
2018 Voted OP	0.8302
Library	1.4742
Total Capture	24.9701

PROJECTED TIF REVENUE

Table 3 shows the projected revenues expected for the district. It represents the amount the CIA has and can anticipate in TIF Revenue, based on the assumptions given above. The increases in property values are based on a modest inflation rate. However, property values, and resulting TIF capture should exceed these figures as redevelopment increases property values at a more rapid rate. The duration of the TIF plan is twenty (20) years, commencing upon approval by the City Council in 2014 and will cease with tax collections due in December 2034, unless this plan is amended to extend or shorten its duration.

2014 TIF SUMMARY	
Base Value (2013)*	\$15,803,050
Millage Captured*	21.6071
Millage Not Captured	40.684
2014 CIA Revenue	\$0

*Corrected from 2014 plan

2023 TIF SUMMARY	
Base Value (2013)	\$15,803,050
Millage Captured	24.9701
Millage Not Captured	34.1225
2023 CIA Revenue	\$66,000

TABLE 3 – ACTUAL AND ESTIMATED TIF REVENUES

	Fiscal Year	Base Value	% Value Increase	Value Capture Increase (50%)	Annual TIF Revenue	Compounded TIF Revenue (excludes startup capital and expenditures)
ACTUAL	2013	\$15,803,050	0.0%	\$0	\$0	\$0
	2014	\$15,803,050	0.0%	\$0	\$0	\$0
	2015	\$15,803,050	0.0%	\$0	\$0	\$0
	2016	\$15,803,050	0.0%	\$0	\$0	\$0
	2017	\$15,803,050	0.0%	\$0	\$0	\$0
	2018	\$15,803,050	0.0%	\$0	\$0	\$0
	2019	\$15,803,050	100.0%	\$896,210	\$9,981	\$9,981
	2020	\$15,803,050	69.7%	\$2,957,320	\$37,309	\$47,291
	2021	\$15,803,050	15.5%	\$3,501,520	\$44,038	\$91,328
	2022	\$15,803,050	13.5%	\$4,046,320	\$50,519	\$141,847
	2023	\$15,803,050	23.4%	\$5,285,240	\$66,000	\$207,847
ESTIMATE	2024	\$15,803,050	3.0%	\$5,443,797	\$67,980	\$275,827
	2025	\$15,803,050	3.0%	\$5,607,111	\$70,019	\$345,846
	2026	\$15,803,050	3.0%	\$5,775,324	\$72,119	\$417,966
	2027	\$15,803,050	3.0%	\$5,948,584	\$74,282	\$492,248
	2028	\$15,803,050	3.0%	\$6,127,042	\$76,510	\$568,758
	2029	\$15,803,050	3.0%	\$6,310,853	\$78,805	\$647,564
	2030	\$15,803,050	3.0%	\$6,500,179	\$81,169	\$728,733
	2031	\$15,803,050	3.0%	\$6,695,184	\$74,127	\$802,860
	2032	\$15,803,050	3.0%	\$6,896,039	\$76,351	\$879,211
	2033	\$15,803,050	3.0%	\$7,102,921	\$78,641	\$957,852
	2034	\$15,803,050	3.0%	\$7,316,008	\$81,000	\$1,038,852

PROJECTED TIF REVENUE

Table 3 depicts the actual value increase, captured value, and TIF revenue from the adoption of the 2014 Plan through present. Where it differs from the original Plan is that through 2023 the values are no longer estimates but audited amounts. However, from 2024 through 2034, the remainder of the TIF Plan, the values are estimates based upon an assumed 3% annual increase. Key factors are as follows:

- ♦ Up until 2019, the CIA district experienced a negative capture thus all rows between 2013-2018 represent the zero-sum gain.
- ♦ A 3% estimated increase in value is relatively low when compared to the past few years but is close to average when considering a 20-year timeframe.
- ♦ As noted previously, the value capture is 50% of the total value within the CIA.
- ♦ The compounded TIF revenue does not factor in interest rates or expenses both of which are calculated separately.

As noted above, the CIA did not start capturing tax increments until 2019, but to ensure that the appropriate documents were in place following creation of the authority, the general fund covered the cost to prepare the joint CIA Vision Plan, the Downtown Area Plan, the Grand River Corridor Overlay District, Grand River Road Diet, and the retail study. Subsequently the Board authorized utilization of funds in FY 20/21 and FY 21/22 for contractual services to repair the sidewalks at Grand River and Violet and then completion of a joint Grand River Vision Plan update. Factoring in these expenditures with the captured tax increments, the CIA closed out FY 22/23 with a balance of \$247,755.14.

ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON TAXING JURISDICTIONS

The CIA is eligible to capture tax increment revenues from the State local school district, and intermediate school district to the extent necessary to pay the debt service on the outstanding bonds that represent “eligible obligations.” However, at the present time there is no outstanding debt.

The most important impact on the affected taxing jurisdictions is that the amount of revenue they received from the property within the district as of December 31, 2013, will remain unchanged during the life of the Plan. Thus, between January 2014 through December 31, 2034, the CIA will capture the revenue from any increase in property value, but at the agreed upon 50% of the captured value (see Table 4). The base amount would still flow to the appropriate taxing jurisdictions. In other words, the revenue to each taxing jurisdiction is effectively frozen at the base value for the entire term of the CIA Plan.

TABLE 4 – COMBINED TIF REVENUE

	Millage Rate		3.9686	0.3431	0.9500	14.0000	1.4040	2.8302	1.4742	TIF Revenue
	Fiscal Year	Capture Amount	County Operating	County Parks	County Transit (previously SMART/OCPTA)	City Operating	City Streets	Voted CAP & OP (previously capital improvement)	Library	
ACTUAL	2013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2019	\$896,210	\$1,810	\$104	\$445	\$6,273	\$659	\$0	\$690	\$9,981
	2020	\$2,957,320	\$5,944	\$518	\$1,457	\$20,701	\$2,136	\$4,305	\$2,249	\$37,309
	2021	\$3,501,520	\$7,026	\$608	\$1,710	\$24,511	\$2,502	\$5,044	\$2,637	\$44,038
	2022	\$4,046,320	\$8,029	\$694	\$1,922	\$28,324	\$2,841	\$5,726	\$2,983	\$50,519
	2023	\$5,285,240	\$10,490	\$909	\$2,512	\$36,999	\$3,712	\$7,481	\$3,898	\$66,000
ESTIMATE	2024	\$5,443,797	\$10,804	\$936	\$2,588	\$38,109	\$3,824	\$7,706	\$4,015	\$67,980
	2025	\$5,607,111	\$11,128	\$964	\$2,665	\$39,252	\$3,938	\$7,937	\$4,135	\$70,019
	2026	\$5,775,324	\$11,462	\$993	\$2,745	\$40,429	\$4,056	\$8,175	\$4,259	\$72,119
	2027	\$5,948,584	\$11,806	\$1,022	\$2,828	\$41,642	\$4,178	\$8,420	\$4,387	\$74,282
	2028	\$6,127,042	\$12,160	\$1,053	\$2,912	\$42,891	\$4,303	\$8,672	\$4,518	\$76,510
	2029	\$6,310,853	\$12,525	\$1,085	\$3,000	\$44,178	\$4,432	\$8,932	\$4,654	\$78,805
	2030	\$6,500,179	\$12,900	\$1,117	\$3,090	\$45,503	\$4,565	\$9,200	\$4,793	\$81,169
	2031	\$6,695,184	\$13,287	\$1,151	\$3,182	\$46,868	\$4,702	\$0	\$4,937	\$74,127
	2032	\$6,896,039	\$13,686	\$1,185	\$3,278	\$48,274	\$4,843	\$0	\$5,085	\$76,351
	2033	\$7,102,921	\$14,096	\$1,221	\$3,376	\$49,722	\$4,988	\$0	\$5,238	\$78,641
	2034	\$7,316,008	\$14,519	\$1,257	\$3,477	\$51,214	\$5,138	\$0	\$5,395	\$81,000

APPENDIX: BASE AND CURRENT PARCEL DATA

	Personal Property	Note: Not all personal property is valued at \$0. Personal Property is still taxed and captured unless they are eligible, have applied, and are approved for an exemption.
	Within Downtown Development Authority	
	Nontaxable	

<u>Parcel</u>	<u>Owner</u>	<u>Property Address</u>	2014 <u>Base Value</u>	2023 <u>Taxable Value</u>	2023 <u>Captured Value</u>
20-23-26-351-001	J & P LEASING, LLC	22882 ORCHARD LAKE RD	\$108,160	\$157,630	\$49,470
20-23-26-351-002	LV CABINETS INC.	22856 ORCHARD LAKE RD	\$84,910	\$117,340	\$32,430
20-23-26-351-005	YONO PROPERTY INVESTMENTS, LLC	22804 ORCHARD LAKE RD	\$154,910	\$186,590	\$31,680
20-23-26-351-006	MNM PROPERTY GROUP LLC	22784 ORCHARD LAKE RD	\$51,900	\$88,510	\$36,610
20-23-26-351-007	MNM PROPERTY GROUP LLC	22772 ORCHARD LAKE RD	\$34,300	\$56,820	\$22,520
20-23-26-351-008	BEALE, PAUL W	22770 ORCHARD LAKE RD	\$33,200	\$39,950	\$6,750
20-23-26-351-009	LEROUX, MARY A	22748 ORCHARD LAKE RD	\$53,480	\$64,380	\$10,900
20-23-26-351-024	HERITAGE 2000 LLC	22840 ORCHARD LAKE RD	\$132,030	\$159,030	\$27,000
20-23-26-351-025	MAREK HOLDINGS, LLC	22730 ORCHARD LAKE RD	\$153,630	\$196,470	\$42,840
20-23-26-355-001	GRIPPO, DANIEL	22512 ORCHARD LAKE RD	\$98,420	\$118,510	\$20,090
20-23-26-355-002	K & D PAUL ENTERPRISES, LLC	22500 ORCHARD LAKE RD	\$151,450	\$187,610	\$36,160
20-23-26-355-005	GRANDORCH LLC	22424 ORCHARD LAKE RD	\$67,770	\$101,290	\$33,520
20-23-26-355-020	KAJY AND ASSOCIATES, INC.	31200 GRAND RIVER AVE	\$34,030	\$39,840	\$5,810
20-23-26-355-022	PINEHILL ORCHARD LAKE, L.L.C.	22456 ORCHARD LAKE RD	\$258,180	\$366,360	\$108,180
20-23-26-355-023	GRANDORCH LLC	22434 VIOLET ST	\$10,450	\$13,060	\$2,610
20-23-26-355-025	FLAGSTAR BANK, FSB	31230 GRAND RIVER AVE	\$312,890	\$322,200	\$9,310
20-23-26-356-002	F & L GRAND, LLC	31235 GRAND RIVER AVE	\$72,680	\$98,110	\$25,430
20-23-26-356-003	F & L GRAND, LLC	31233 GRAND RIVER AVE	\$104,300	\$192,320	\$88,020
20-23-26-357-010	CITY OF FARMINGTON	22402 VIOLET ST	\$0	\$0	\$0
20-23-26-357-023	DEDVUKAJ, TOM	31036 GRAND RIVER AVE	\$44,020	\$71,460	\$27,440
20-23-26-357-029	COMMUNITY PROPERTY LLC	31030 GRAND RIVER AVE	\$51,240	\$52,460	\$1,220
20-23-26-358-013	SMS PROPERTY DEVELOPMENT, LLC	22400 LILAC ST	\$17,580	\$19,720	\$2,140
20-23-27-326-004	GTY AUTO SERVICE, LLC	32686 GRAND RIVER AVE	\$131,910	\$199,520	\$67,610
20-23-27-326-005	32620 GRAND RIVER, LLC	32620 GRAND RIVER AVE	\$66,210	\$93,590	\$27,380
20-23-27-326-006	EDMONDS, ANNE H	32604 GRAND RIVER AVE	\$88,740	\$106,870	\$18,130
20-23-27-326-009	MCGILL, JEROME F	23107 POWER RD	\$5,070	\$5,920	\$850
20-23-27-326-010	SIX SUITES, LLC	32500 GRAND RIVER AVE STE 203	\$80,360	\$96,770	\$16,410
20-23-27-326-013	TAGHAVI, NASSER	32434 GRAND RIVER AVE	\$104,510	\$125,860	\$21,350
20-23-27-326-014	CAMPBELL, BRUCE	23105 POWER RD	\$37,030	\$44,560	\$7,530
20-23-27-326-015	32410 GRAND RIVER, LLC	32410 GRAND RIVER AVE	\$138,550	\$182,600	\$44,050
20-23-27-326-017	32580 GRAND RIVER, LLC	32580 GRAND RIVER AVE	\$132,150	\$159,160	\$27,010
20-23-27-326-018	SHIAWASSEE PARK VIEW APTS, LLC	32450 GRAND RIVER AVE	\$114,580	\$149,230	\$34,650

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20-23-27-326-019	TAGHAVI, NASSER	32440 GRAND RIVER AVE	\$63,050	\$82,300	\$19,250
20-23-27-329-020	CAPGROW HOLDINGS JV	32617 GRAND RIVER AVE	\$163,400	\$253,340	\$89,940
20-23-27-329-046	LAWLEY HOLDINGS, LLC	32663 GRAND RIVER AVE	\$195,130	\$235,050	\$39,920
20-23-27-329-047	CAPGROW HOLDINGS JV	32715 GRAND RIVER AVE	\$23,640	\$42,370	\$18,730
20-23-27-330-001	FOXWORTHY, G BRUCE	32595 GRAND RIVER AVE	\$105,900	\$127,550	\$21,650
20-23-27-330-002	HARRY L LAPHAM JR TRUST	32523 GRAND RIVER AVE	\$113,600	\$136,820	\$23,220
20-23-27-330-058	YONO ENTERPRISES, LLC	32411 GRAND RIVER AVE	\$214,630	\$258,540	\$43,910
20-23-27-330-059	DOMPIERRE LAND COMPANY, LLC	32423 GRAND RIVER AVE	\$103,340	\$124,460	\$21,120
20-23-27-330-062	RAMSAY FAMILY TRUST NO. 1	32435 GRAND RIVER AVE	\$220,790	\$222,290	\$1,500
20-23-27-330-063	Z COMMERCIAL, LLC	32425 GRAND RIVER AVE	\$85,420	\$121,000	\$35,580
20-23-27-403-030	BOWMAN, JOHN V	22801 LAKE WAY ST	\$76,970	\$93,120	\$16,150
20-23-27-403-040	CITY OF FARMINGTON	31801 GRAND RIVER AVE	\$0	\$0	\$0
20-23-27-403-046	WILKIE, MARIE E	32000 GRAND RIVER AVE APT 1	\$17,220	\$20,710	\$3,490
20-23-27-403-135	SHEMSAN INVESTMENTS, LLC	31822 GRAND RIVER AVE	\$139,630	\$229,630	\$90,000
20-23-27-403-137	SHLAFFER, ROMAN	31930 GRAND RIVER AVE	\$169,550	\$204,230	\$34,680
20-23-27-403-138	ZANETTI, JEFFREY L	31904 GRAND RIVER AVE	\$266,640	\$321,190	\$54,550
20-23-27-403-139	BOWMAN, JOHN V	VACANT	\$1,454	\$4,280	\$2,826
20-23-27-403-140	VETTRAINO, MR DANIEL	31806 GRAND RIVER AVE	\$17,916	\$52,780	\$34,864
20-23-27-403-141	OM REAL ESTATE LLC	31806 GRAND RIVER AVE	\$64,450	\$134,790	\$70,340
20-23-27-404-002	J & B PROPERTY MANAGEMENT, LLC	32340 GRAND RIVER AVE	\$353,120	\$425,380	\$72,260
20-23-27-404-006	HART MORTGAGE, LLC	32300 GRAND RIVER AVE	\$57,900	\$102,270	\$44,370
20-23-27-404-007	GLUCK, MICHAEL	32330 GRAND RIVER AVE	\$79,720	\$96,010	\$16,290
20-23-27-404-012	23020 POWER ROAD, LLC	23020 POWER RD	\$197,700	\$263,840	\$66,140
20-23-27-404-013	THE HOLDING CO, LLC	23010 POWER RD	\$13,930	\$28,870	\$14,940
20-23-27-404-014	THE HOLDING CO, LLC	32326 GRAND RIVER AVE	\$75,420	\$110,920	\$35,500
20-23-27-404-015	JSA PROPERTIES LLC	32316 GRAND RIVER AVE	\$264,320	\$318,390	\$54,070
20-23-27-427-022	CITY OF FARMINGTON	31731 GRAND RIVER AVE	\$0	\$0	\$0
20-23-27-427-025	SOUL INVESTMENTS LLC	31632 GRAND RIVER AVE	\$53,130	\$63,960	\$10,830
20-23-27-427-026	SAM CASSAR & CO	31625 SHIAWASSEE RD	\$932,210	\$1,123,050	\$190,840
20-23-27-427-032	KING, PAUL	31690 GRAND RIVER AVE	\$81,920	\$98,650	\$16,730
20-23-27-427-034	RESTORATION CHRISTIAN FELLOWSHIP	31590 GRAND RIVER AVE	\$0	\$0	\$0
20-23-27-427-035	FARMINGTON PLAZA LLC	31530 GRAND RIVER AVE	\$1,151,200	\$1,007,910	-\$143,290

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20-23-27-427-036	CREDIT UNION ONE	31716 GRAND RIVER AVE	\$312,110	\$375,980	\$63,870
20-23-27-428-004	HICKS, ERNEST R	22883 ORCHARD LAKE RD	\$86,930	\$119,950	\$33,020
20-23-27-428-006	ODEH, AHMAD K	22855 ORCHARD LAKE RD	\$86,560	\$105,280	\$18,720
20-23-27-428-007	ODEH, AHMAD KAYED	22849 ORCHARD LAKE RD	\$104,450	\$125,800	\$21,350
20-23-27-428-008	BARNES REAL ESTATE HOLDING CO., LLC	22843 ORCHARD LAKE RD	\$220,300	\$265,370	\$45,070
20-23-27-428-009	CARRON HOLDINGS LLC	22820 MOONEY ST	\$152,560	\$183,760	\$31,200
20-23-27-428-010	SHEIKH, KAMRAN	22821 ORCHARD LAKE RD	\$136,060	\$163,860	\$27,800
20-23-27-428-013	MEINKE, CHRISTINE	22906 MOONEY ST	\$114,500	\$126,760	\$12,260
20-23-27-428-014	SOURCE OF UNIVERSAL LOVE FNDTN LLC	23030 MOONEY ST	\$186,970	\$279,820	\$92,850
20-23-27-428-016	ORCHARD TRAILS MOB, LLC	23133 ORCHARD LAKE RD STE 206	\$572,210	\$2,603,160	\$2,030,950
20-23-27-428-020	GB INVESTMENTS LLC	23017 ORCHARD LAKE RD STE 1	\$36,340	\$43,750	\$7,410
20-23-27-428-033	HIND PROPERTIES, LLC	31506 GRAND RIVER AVE	\$716,450	\$863,140	\$146,690
20-23-27-428-035	U-WASH DEVELOPMENT CO., LLC	31500 GRAND RIVER AVE	\$221,200	\$266,440	\$45,240
20-23-27-428-036	ORCHARD LAKE ROAD L L C	22725 ORCHARD LAKE RD	\$314,810	\$379,210	\$64,400
20-23-27-428-037	NIMROD CORP C/O CHERRY CRK 101 INC	22757 ORCHARD LAKE RD	\$275,980	\$332,460	\$56,480
20-23-27-451-005	ACCETTURA PROPERTIES II, LLC	32305 GRAND RIVER AVE	\$145,440	\$190,450	\$45,010
20-23-27-451-006	CITY OF FARMINGTON	32301 GRAND RIVER AVE	\$0	\$0	\$0
20-23-27-451-036	ACCETTURA PROPERTIES II, LLC	22823 BROOKDALE ST	\$21,230	\$26,040	\$4,810
20-23-27-451-065	HAJAL, JANET	32323 GRAND RIVER AVE	\$42,800	\$51,520	\$8,720
20-23-27-451-066	AMERITECH	32335 GRAND RIVER AVE	\$0	\$0	\$0
20-23-27-451-067	PRI LLC	32315 GRAND RIVER AVE	\$226,530	\$272,880	\$46,350
20-23-27-452-001	CITY OF FARMINGTON	32081 GRAND RIVER AVE	\$0	\$0	\$0
20-23-27-452-002	YO, UN DAE	32065 GRAND RIVER AVE	\$119,080	\$143,440	\$24,360
20-23-27-452-030	LEO SOAVE BUILDING, INC	32057 GRAND RIVER AVE	\$3,540	\$4,120	\$580
20-23-27-452-031	CITY OF FARMINGTON	32035 GRAND RIVER AVE	\$0	\$0	\$0
20-23-27-452-032	CITY OF FARMINGTON	32023 GRAND RIVER AVE	\$0	\$0	\$0
20-23-27-452-033	LOVERNICH, RANDY JAMES	32011 GRAND RIVER AVE	\$680	\$760	\$80
20-23-27-453-001	AMHAZ, BILAL	31831 GRAND RIVER AVE APT 1	\$9,580	\$28,460	\$18,880
20-23-27-476-007	GROVES-WALKER POST 346	31775 GRAND RIVER AVE	\$0	\$0	\$0
20-23-27-476-008	DOLPHIN PLAZA, LLC	31691 GRAND RIVER AVE	\$206,660	\$303,500	\$96,840
20-23-27-476-009	STANTON, DOUGLAS	22409 SHERWOOD AVE	\$22,060	\$26,530	\$4,470
20-23-27-476-010	ROYSE, DOUGLAS P	22405 SHERWOOD AVE	\$39,170	\$76,470	\$37,300

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20-23-27-478-001	MUIR, JOHN	31370 SHAW AVE	\$54,350	\$65,420	\$11,070
20-23-27-478-002	PETTY, ELIZABETH A	31360 SHAW AVE	\$56,700	\$68,250	\$11,550
20-23-27-478-003	CAMPBELL, KIMBERLY	31622 SHAW AVE	\$51,880	\$84,580	\$32,700
20-23-27-478-004	SCHIFFMAN, AMY L	31610 SHAW AVE	\$62,250	\$90,760	\$28,510
20-23-27-478-005	GORDAM, LLC	31625 GRAND RIVER AVE	\$604,560	\$728,330	\$123,770
20-23-27-478-006	JOHN STIRLING WHITE LLC	31505 GRAND RIVER AVE	\$238,430	\$287,190	\$48,760
20-23-35-102-004	30924 COMMUNITY PROPERTY, LLC	30948 GRAND RIVER AVE	\$15,930	\$19,150	\$3,220
20-23-35-102-005	30924 COMMUNITY PROPERTY, LLC	30942 GRAND RIVER AVE	\$26,090	\$26,000	-\$90
20-23-35-102-013	SMS PROPERTY DEVELOPMENT, LLC	30966 GRAND RIVER AVE	\$100,750	\$121,330	\$20,580
20-23-35-102-015	30924 COMMUNITY PROPERTY, LLC	30924 GRAND RIVER AVE	\$62,150	\$64,540	\$2,390
20-23-35-103-001	BROWN, VANESSA	30875 W 9 MILE RD	\$64,350	\$98,100	\$33,750
20-23-35-103-002	GARRITY, GEORGE A	30815 W 9 MILE RD	\$42,270	\$50,870	\$8,600
20-23-35-103-003	YAZ GROUP, LLC	22129 HAWTHORNE ST	\$34,390	\$44,830	\$10,440
20-23-35-103-004	WEAVER, JUSTIN	22109 HAWTHORNE ST	\$30,100	\$44,270	\$14,170
20-23-35-103-012	GRAND RIVER ACQUISITIONS, LLC	30752 GRAND RIVER AVE	\$53,480	\$35,530	-\$17,950
20-23-35-103-015	LOPEZ, GERMAN	30746 GRAND RIVER AVE	\$39,130	\$58,740	\$19,610
20-23-35-103-018	FARMINGTON RETAIL MANAGEMENT, LLC	30790 GRAND RIVER AVE	\$72,190	\$86,920	\$14,730
20-23-35-103-019	GRAND RIVER ACQUISITIONS, LLC	30748 GRAND RIVER AVE	\$20,590	\$7,840	-\$12,750
20-23-35-103-021	PAUL NICHOLAS HOLDINGS LLC	30760 GRAND RIVER AVE	\$107,500	\$103,030	-\$4,470
20-23-35-126-001	METRO DEVELOPERS, LLC	22146 HAWTHORNE ST	\$35,650	\$42,690	\$7,040
20-23-35-126-002	WEST, DAWN MARY	22120 HAWTHORNE ST	\$48,670	\$50,960	\$2,290
20-23-35-126-003	WILCOX, SARAH	22116 HAWTHORNE ST	\$34,310	\$41,090	\$6,780
20-23-35-126-004	GCR INVESTMENT GROUP, LLC	22100 HAWTHORNE ST	\$42,840	\$102,550	\$59,710
20-23-35-126-010	NAK HOLDINGS, LLC	30732 GRAND RIVER AVE	\$56,250	\$86,310	\$30,060
20-99-00-000-028	SOLEIL FURNITURE	32315 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-000-030	ANCHOR CHIROPRACTIC	32595 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-001-058	\$3 SOFT CLOTH CAR WASH	31500 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-001-092	SCOTT,JEFFERY A	32316 GRAND RIVER AVE STE 200	\$27,480	\$0	-\$27,480
20-99-00-002-023	BELLACINOS PIZZA & GRINDERS	22424 ORCHARD LAKE RD	\$0	\$0	\$0
20-99-00-002-062	SALON NIA	31616 GRAND RIVER AVE	\$4,170	\$0	-\$4,170
20-99-00-002-099	BELLE TIRE DISTRIBUTORS INC	22843 ORCHARD LAKE RD	\$65,370	\$107,600	\$42,230
20-99-00-002-310	STONEBROOK DENTAL	23020 POWER RD	\$92,600	\$0	-\$92,600

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20-99-00-003-014	STARLITE CELEBRATIONS	32305 GRAND RIVER AVE	\$15,020	\$0	-\$15,020
20-99-00-003-030	KAMRAN F SHEIKH MD PC	22821 ORCHARD LAKE RD	\$0	\$0	\$0
20-99-00-003-031	AKT PEERLESS ENVIRONMENTAL	22725 ORCHARD LAKE RD	\$53,810	\$0	-\$53,810
20-99-00-003-200	KUGHN ENTERPRISES	22482 ORCHARD LAKE RD	\$38,810	\$0	-\$38,810
20-99-00-004-000	DREAM TEAMS	32580 GRAND RIVER AVE STE 15	\$0	\$640	\$640
20-99-00-004-004	ANTONIO'S LIQUOR	22804 ORCHARD LAKE RD	\$0	\$0	\$0
20-99-00-004-005	COURTLAND ASSOCIATES INC	22500 ORCHARD LAKE RD	\$9,100	\$0	-\$9,100
20-99-00-004-012	DANBOISE MECHANICAL INC	31625 GRAND RIVER AVE	\$70,000	\$63,670	-\$6,330
20-99-00-004-018	TOO CUTE BEADS LLC	31711 GRAND RIVER AVE	\$3,220	\$0	-\$3,220
20-99-00-005-001	BIG LOTS #1811	31550 GRAND RIVER AVE	\$45,470	\$0	-\$45,470
20-99-00-005-003	CHICKEN KING	32663 GRAND RIVER AVE	\$65,710	\$0	-\$65,710
20-99-00-005-027	WENDYS	22757 ORCHARD LAKE RD	\$64,190	\$0	-\$64,190
20-99-00-005-050	EMMITT SERVICES INC	31036 GRAND RIVER AVE	\$3,010	\$0	-\$3,010
20-99-00-006-022	THE GETAWAY	31822 GRAND RIVER AVE	\$5,550	\$0	-\$5,550
20-99-00-006-026	L A INSURANCE	30776 GRAND RIVER AVE	\$770	\$0	-\$770
20-99-00-006-031	PRO NAILS	30766 GRAND RIVER AVE	\$2,500	\$0	-\$2,500
20-99-00-006-050	FARMINGTON AUTO WASH	22883 ORCHARD LAKE RD	\$0	\$0	\$0
20-99-00-006-057	TIMS TREE & SHRUB LLC	31505 GRAND RIVER AVE # 9-207	\$900	\$0	-\$900
20-99-00-006-071	HBW PROPERTIES LLC	32686 GRAND RIVER AVE	\$16,030	\$0	-\$16,030
20-99-00-006-156	ZANETTI, JEFFREY L DDS PC	31904 GRAND RIVER AVE	\$52,730	\$0	-\$52,730
20-99-00-006-160	FARMINGTON DERMATOLOGISTS PC	23133 ORCHARD LAKE RD STE 201	\$0	\$0	\$0
20-99-00-006-333	FARMINGTON VACUUM	30948 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-009-012	GENE HARRIS AGENCY	31711 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-009-023	RAINBOW REHABILITATION	32619 GRAND RIVER AVE	\$5,690	\$13,570	\$7,880
20-99-00-010-011	METRO BY T-MOBILE	31624 GRAND RIVER AVE	\$2,670	\$0	-\$2,670
20-99-00-010-012	LIBERTY TAX SERVICE	31628 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-010-014	PARAMOUNT HOME CARE INC	31806 GRAND RIVER AVE	\$2,120	\$0	-\$2,120
20-99-00-010-029	ACAFES HAIR STUDIO	23030 MOONEY ST STE B	\$2,670	\$3,210	\$540
20-99-00-010-038	FIFTH POSITION DANCE CENTER	31830 GRAND RIVER AVE	\$2,420	\$0	-\$2,420
20-99-00-010-100	KANTOLA, CHARLES INSURANCE	32500 GRAND RIVER AVE STE 203	\$1,850	\$0	-\$1,850
20-99-00-010-120	JUST JEWELERS	23105 POWER RD	\$3,600	\$0	-\$3,600
20-99-00-011-004	BIO BALANCE THERAPY	23030 MOONEY ST STE C	\$530	\$0	-\$530

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20-99-00-011-007	DING MASTERS	22855 ORCHARD LAKE RD	\$0	\$0	\$0
20-99-00-011-014	WE BUY IT & SELL IT ALL	30930 GRAND RIVER AVE	\$1,330	\$1,600	\$270
20-99-00-011-100	KINGS GARAGE	31690 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-011-145	CITGO	31233 GRAND RIVER AVE	\$20,510	\$18,850	-\$1,660
20-99-00-012-006	RITE CARE PHARMACY	23133 ORCHARD LAKE RD STE 102	\$3,640	\$0	-\$3,640
20-99-00-012-007	MARATHON	32340 GRAND RIVER AVE	\$27,280	\$0	-\$27,280
20-99-00-012-035	LAPHAM & DOYLE ATTORNEYS	32523 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-013-003	SCHOOL OF ROCK	22730 ORCHARD LAKE RD	\$0	\$0	\$0
20-99-00-013-012	COMIC-CARDS GAME CENTER	31620 GRAND RIVER AVE	\$2,540	\$0	-\$2,540
20-99-00-013-027	GREAT LAKES VAPOR	30752 GRAND RIVER AVE	\$25,400	\$0	-\$25,400
20-99-00-013-360	MORRELL ELECTRONICS SERVICE	22770 ORCHARD LAKE RD	\$600	\$0	-\$600
20-99-00-014-009	PERSONALIZED NURSING	23133 ORCHARD LAKE RD STE 203	\$500	\$0	-\$500
20-99-00-014-014	Z PAINTING & REMODELING	32425 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-014-016	CLARITY LIFE DESIGN	32580 GRAND RIVER AVE	\$500	\$0	-\$500
20-99-00-014-025	BEIJING GARDEN	22840 ORCHARD LAKE RD	\$0	\$0	\$0
20-99-00-014-038	INSIGHT MULTI-MEDIA	32423 GRAND RIVER AVE STE 200	\$0	\$0	\$0
20-99-00-015-005	R. GRAHAM CONSTRUCTION	30966 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-016-005	STEVE'S BARBER SHOP	22832 ORCHARD LAKE RD	\$0	\$1,170	\$1,170
20-99-00-016-006	FARMINGTON HAIR STUDIO	30942 GRAND RIVER AVE	\$0	\$2,200	\$2,200
20-99-00-016-007	DMX	31691 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-016-013	OVERSTOCK OUTLET LLC	31550 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-016-019	VAPE SHOP	31632 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-016-043	HERITAGE 2000. LLC	22840 ORCHARD LAKE RD	\$0	\$0	\$0
20-99-00-016-070	BEAUMONT PEDIATRIC ASSOC	23133 ORCHARD LAKE RD STE 100	\$0	\$0	\$0
20-99-00-016-200	PLAZA VETERINARY HOSPITAL P C	22820 MOONEY ST	\$79,640	\$52,780	-\$26,860
20-99-00-017-001	SALON MESHACH	31705 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-017-002	FARMINGTON FINEST	32411 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-017-013	PNLH	23133 ORCHARD LAKE RD STE 203	\$0	\$0	\$0
20-99-00-017-016	HANDYPRO	22500 ORCHARD LAKE RD	\$0	\$0	\$0
20-99-00-017-034	JERMEDIA SPA	32580 GRAND RIVER AVE STE 3	\$0	\$360	\$360
20-99-00-017-035	TOASTER MEDIA	32580 GRAND RIVER AVE STE 1A	\$0	\$0	\$0
20-99-00-018-035	RAMS HORN OF FARMINGTON	32435 GRAND RIVER AVE	\$42,530	\$0	-\$42,530

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	Within Downtown Development Authority	
	Nontaxable	

<u>Parcel</u>	<u>Owner</u>	<u>Property Address</u>	2014 <u>Base Value</u>	2023 <u>Taxable Value</u>	2023 <u>Captured Value</u>
20-99-00-018-170	RUSTIC PUB	31030 GRAND RIVER AVE	\$9,610	\$0	-\$9,610
20-99-00-019-005	NANCY & FRIENDS	32500 GRAND RIVER AVE STE 200	\$0	\$0	\$0
20-99-00-019-022	ACCETTURA & HURWITZ	32305 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-019-023	SHLAFER, ROMAN DDS	31930 GRAND RIVER AVE	\$42,830	\$50,420	\$7,590
20-99-00-019-027	BEST CHOICE	22748 ORCHARD LAKE RD	\$0	\$0	\$0
20-99-00-019-028	SOUTH OAKLAND GASTROENTEROLOGY	23133 ORCHARD LAKE RD STE 200	\$0	\$0	\$0
20-99-00-019-069	OAKLAND REAL ESTATE GROUP	30936 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-019-235	SILVER DAIRY	32323 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-020-027	PHARMA SOURCE LTC	31620 GRAND RIVER AVE	\$0	\$2,630	\$2,630
20-99-00-020-028	ASIAN THERAPY MASSAGE	31830 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-020-030	TAYLER PRESCRIPTIONS	32316 GRAND RIVER AVE STE 100	\$0	\$0	\$0
20-99-00-020-031	TAQUERIA VICTORIA	30746 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-020-032	QUALITY PLUS PHARMACY	23020 POWER RD	\$0	\$1,090	\$1,090
20-99-00-020-033	STORE HOUSE STUDIOZ	22828 ORCHARD LAKE RD	\$0	\$10,990	\$10,990
20-99-00-020-034	FARMINGTON FAMILY PHYSICIANS	23133 ORCHARD LAKE RD STE 102	\$0	\$24,360	\$24,360
20-99-00-020-041	CATARACT & EYE CONSULTANTS	23133 ORCHARD LAKE RD STE 205	\$0	\$87,990	\$87,990
20-99-00-020-046	DANA PHARMACY LTC LLC	32440 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-021-021	VIP BARBER SHOP	31822 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-021-023	ORCHARD TRAILS PHARMACY	23133 ORCHARD LAKE RD STE 101	\$0	\$10,850	\$10,850
20-99-00-021-026	TOTAL CAR CARE	22849 ORCHARD LAKE RD	\$0	\$40,680	\$40,680
20-99-00-022-022	LATHAN SMOOTHIE SHOP	22836 ORCHARD LAKE RD	\$0	\$13,130	\$13,130
20-99-00-022-023	SOUL	23030 MOONEY ST STE A	\$0	\$0	\$0
20-99-00-022-031	ALTNATURE REIKI & WELLNESS	31626 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-022-037	PUBLIC GYM, THE	32326 GRAND RIVER AVE	\$0	\$21,000	\$21,000
20-99-00-022-040	HBL INSURANCE AGENCY	31711 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-023-002	DOLLED BY DANNIE	31826 GRAND RIVER AVE	\$0	\$2,500	\$2,500
20-99-00-023-009	LIGHT OF THE WAYSHOWER	23030 MOONEY ST STE C	\$0	\$7,500	\$7,500
20-99-00-023-010	TRIAD	22882 ORCHARD LAKE RD	\$0	\$7,500	\$7,500
20-99-00-023-011	LV CABINETS INC	22856 ORCHARD LAKE RD	\$0	\$10,000	\$10,000
20-99-00-023-020	MICHIGAN FIREARM CONNECT LLC	32500 GRAND RIVER AVE STE 111	\$0	\$500	\$500
20-99-00-023-021	HART MORTGAGE	32300 GRAND RIVER AVE	\$0	\$2,500	\$2,500
20-99-00-023-022	TORLEY INSURANCE GROUP	32425 GRAND RIVER AVE STE 5	\$0	\$1,250	\$1,250

	Personal Property	Note: Not all personal property is valued at \$0. Personal Property is still taxed and captured unless they are eligible, have applied, and are approved for an exemption.
	Within Downtown Development Authority	
	Nontaxable	

<u>Parcel</u>	<u>Owner</u>	<u>Property Address</u>	<u>2014 Base Value</u>	<u>2023 Taxable Value</u>	<u>2023 Captured Value</u>
20-99-00-870-001	AJ DOMPIERRE CONSTRUCTION	32423 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-870-070	ECO CLEANERS & ALTERATIONS	32330 GRAND RIVER AVE	\$15,620	\$0	-\$15,620
20-99-00-870-076	FRAMERY ONE INC	31596 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-880-030	ACO HARDWARE #147	31580 GRAND RIVER AVE	\$21,810	\$0	-\$21,810
20-99-00-890-010	SILVERWOOD APPRAISAL &	22500 ORCHARD LAKE RD	\$1,960	\$0	-\$1,960
20-99-00-890-063	VALVOLINE INSTANT OIL CHANGE	32686 GRAND RIVER AVE	\$1,770	\$0	-\$1,770
20-99-00-890-070	FARMINGTON A & W	30732 GRAND RIVER AVE	\$14,390	\$0	-\$14,390
20-99-00-920-053	NEUMANN INSURANCE AGENCY	32580 GRAND RIVER AVE STE 2	\$0	\$0	\$0
20-99-00-920-073	AIRE EXCHANGE	32500 GRAND RIVER AVE STE 100	\$0	\$0	\$0
20-99-00-930-001	TOP DRIVER ACQUISITION LLC	31834 GRAND RIVER AVE	\$900	\$1,070	\$170
20-99-00-930-014	EGOCENTRIX SALON	22834 MOONEY ST	\$10,690	\$4,540	-\$6,150
20-99-00-940-001	ARDMORE SHOE REPAIR	30924 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-940-073	JET'S PIZZA	30790 GRAND RIVER AVE	\$16,700	\$0	-\$16,700
20-99-00-950-047	FIVE STAR DOOR	32620 GRAND RIVER AVE	\$4,000	\$4,820	\$820
20-99-00-950-064	HALABU, SHAWQUI E. M D	23133 ORCHARD LAKE RD STE 204	\$0	\$0	\$0
20-99-00-960-049	EASTMAN KOSUTIC & HERSHEY	32425 GRAND RIVER AVE	\$2,550	\$0	-\$2,550
20-99-00-980-011	TREE HOUSE	22906 MOONEY ST	\$9,160	\$0	-\$9,160
20-99-00-990-005	T-MOBILE CENTRAL L L C	31515 GRAND RIVER AVE	\$21,090	\$0	-\$21,090
20-99-00-990-008	ZAP ZONE	31506 GRAND RIVER AVE	\$201,750	\$631,690	\$429,940
20-99-00-990-031	YONO BROKERAGE SERVICES	32411 GRAND RIVER AVE	\$0	\$0	\$0
20-99-00-990-032	DELUX CLEANERS	32065 GRAND RIVER AVE	\$0	\$0	\$0
20-99-90-920-009	AMERICAN LEGION POST 346	31775 GRAND RIVER AVE	\$0	\$0	\$0
20-99-99-501-014	CITY OF FARMINGTON CIA		\$4,810	\$0	-\$4,810
Totals			\$15,803,050	\$21,088,290	\$5,285,240