

How do we value properties in Detroit ?

Michigan law requires using an economic condition factor (ECF) or neighborhood in the valuation process. An ECF takes the cost approach from the Assessor Manual and modifies those values to the local market.

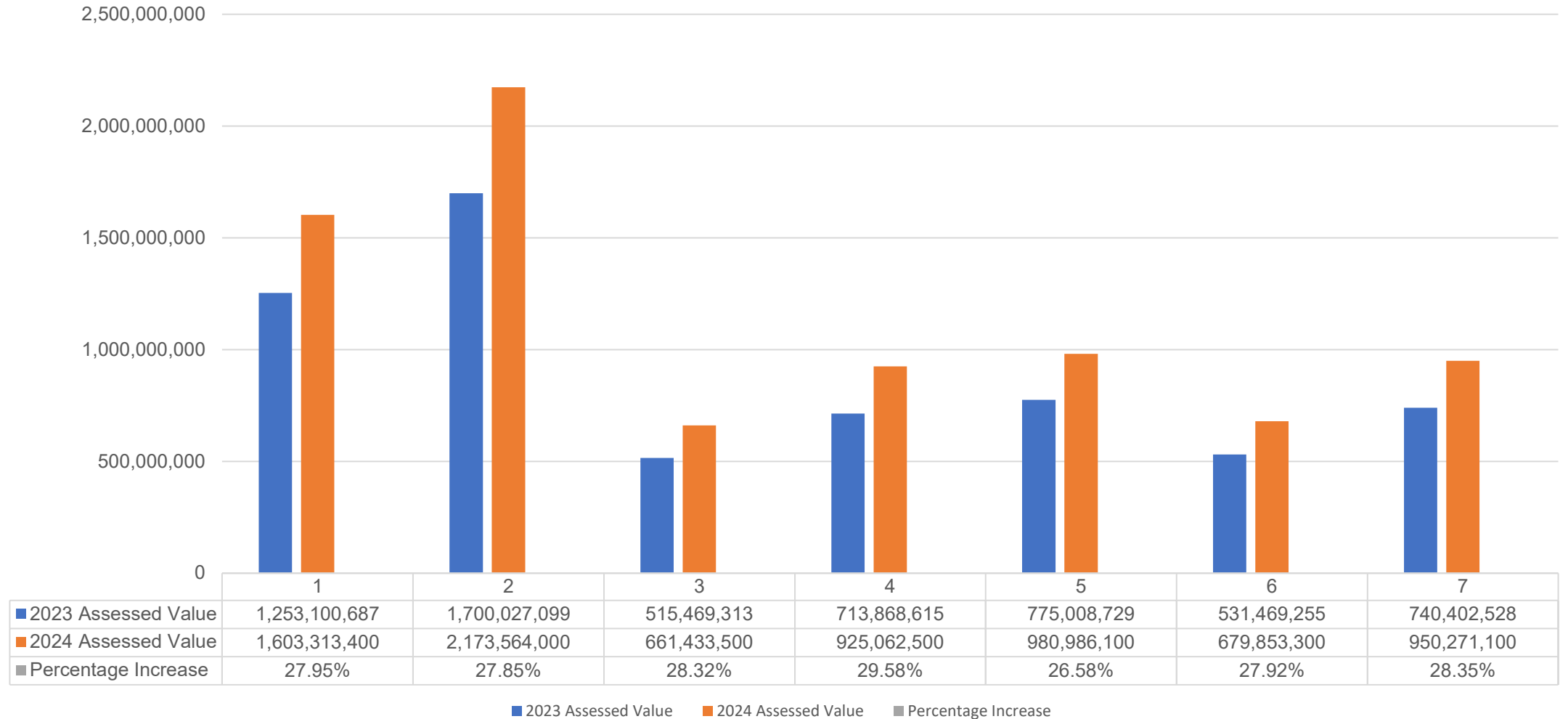
This ensures that every assessor in Michigan values property the same way. The ECF is used to distinguish the different markets in Michigan.

Both building type and geographic location are used for residential properties. Similar properties in similar neighborhoods are compared to determine value. A bungalow would never be compared to a two-family flat, nor would a residential property on the west side be compared to a similar property on the east side.

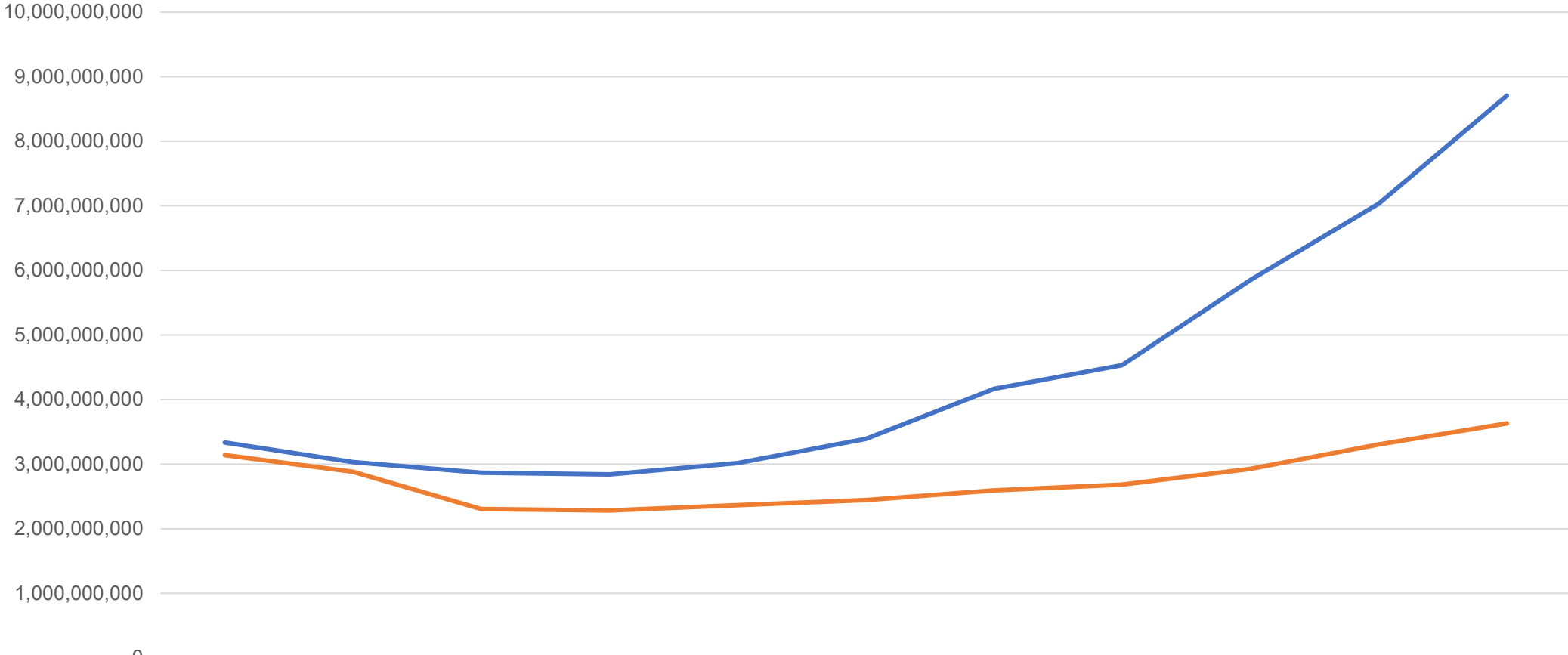
Commercial and Industrial properties also use an ECF based on the property type. However, the only geographic distinction Detroit uses for its commercial and industrial properties is between Downtown Detroit and the rest of the city.



Residential Value Increases by CC District 2023 to 2024



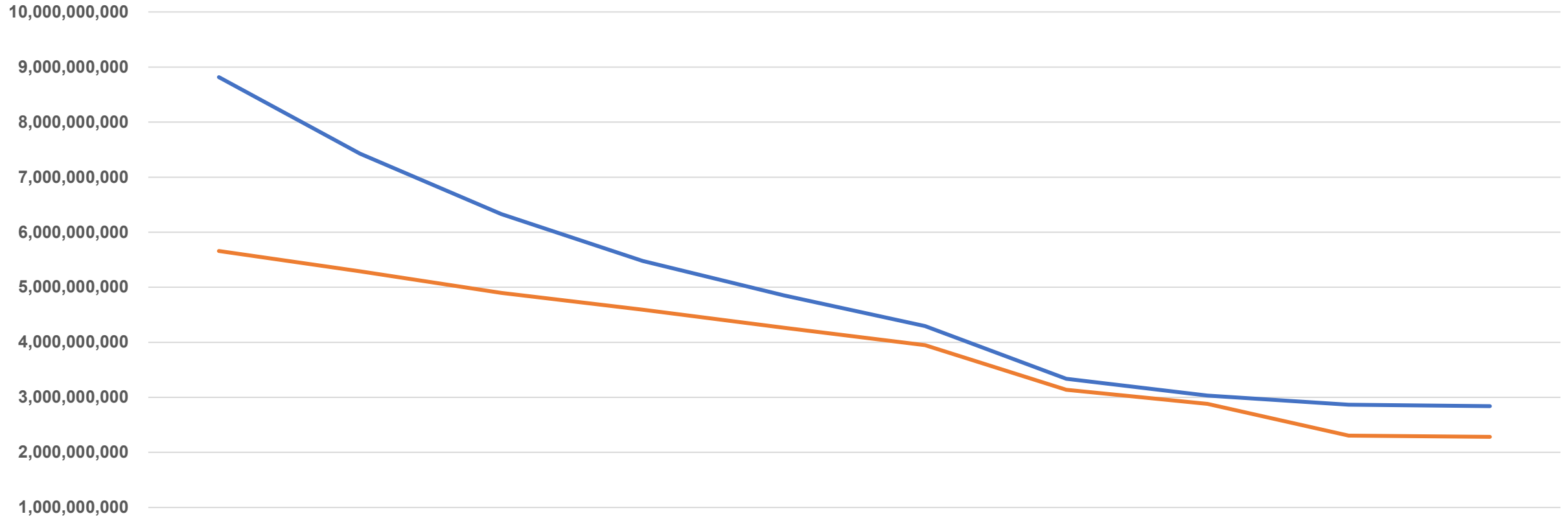
Residential Assessed and Taxable Value 2014 - 2024



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Residential Assessed Value	3,335,506,139	3,030,574,465	2,866,969,470	2,838,969,443	3,015,539,800	3,391,295,592	4,166,151,442	4,533,694,000	5,851,294,721	7,033,491,100	8,704,704,000
Residential Taxable Value	3,138,728,012	2,883,148,200	2,306,561,706	2,282,828,974	2,364,562,072	2,445,460,206	2,592,765,304	2,684,946,969	2,928,484,133	3,303,459,579	3,631,835,267

Residential Assessed Value Residential Taxable Value

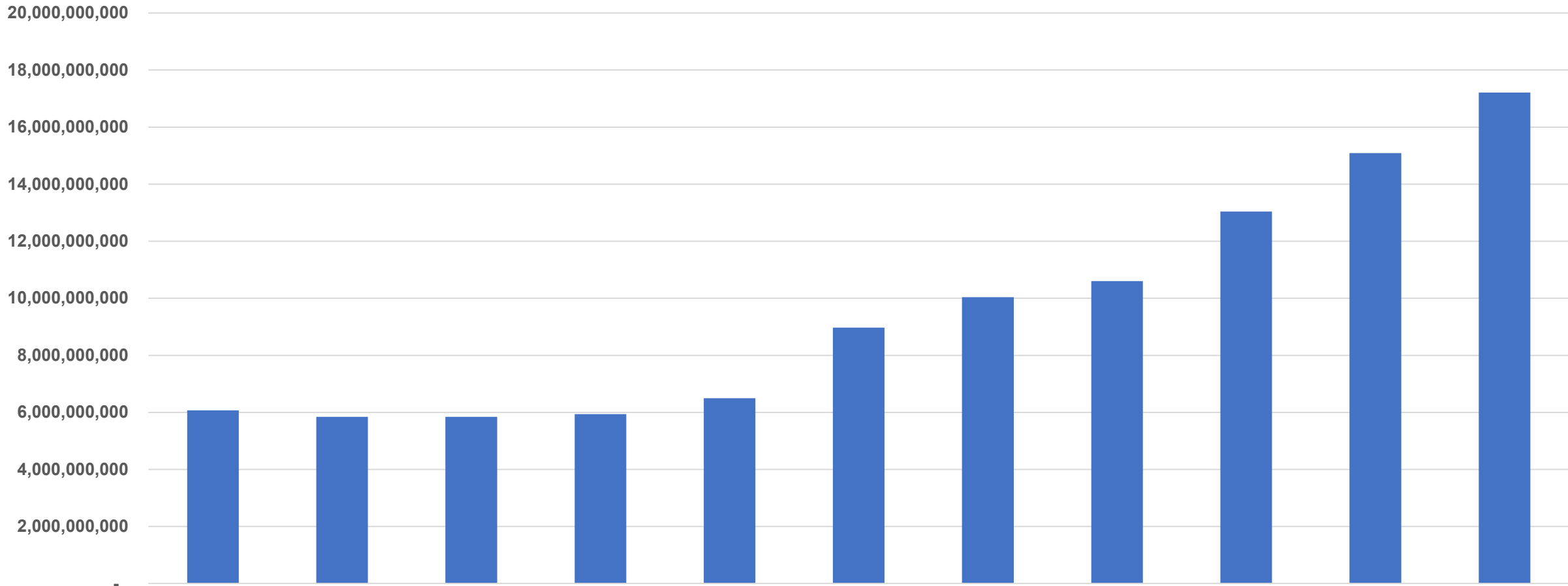
Residential Assessed and Taxable Value 2008 - 2017



	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Residential - AV	8,815,608,633	7,427,226,864	6,331,071,460	5,475,901,289	4,850,303,038	4,292,795,455	3,335,506,139	3,030,574,465	2,866,969,470.00	2,838,969,443
Residential - TV	5,660,265,286	5,291,054,707	4,896,647,203	4,591,718,704	4,265,567,182	3,948,185,909	3,138,728,012	2,883,148,200	2,306,561,706.00	2,282,828,974

Residential - AV Residential - TV

Real Property (All Classes) Assessed Values 2014 - 2024

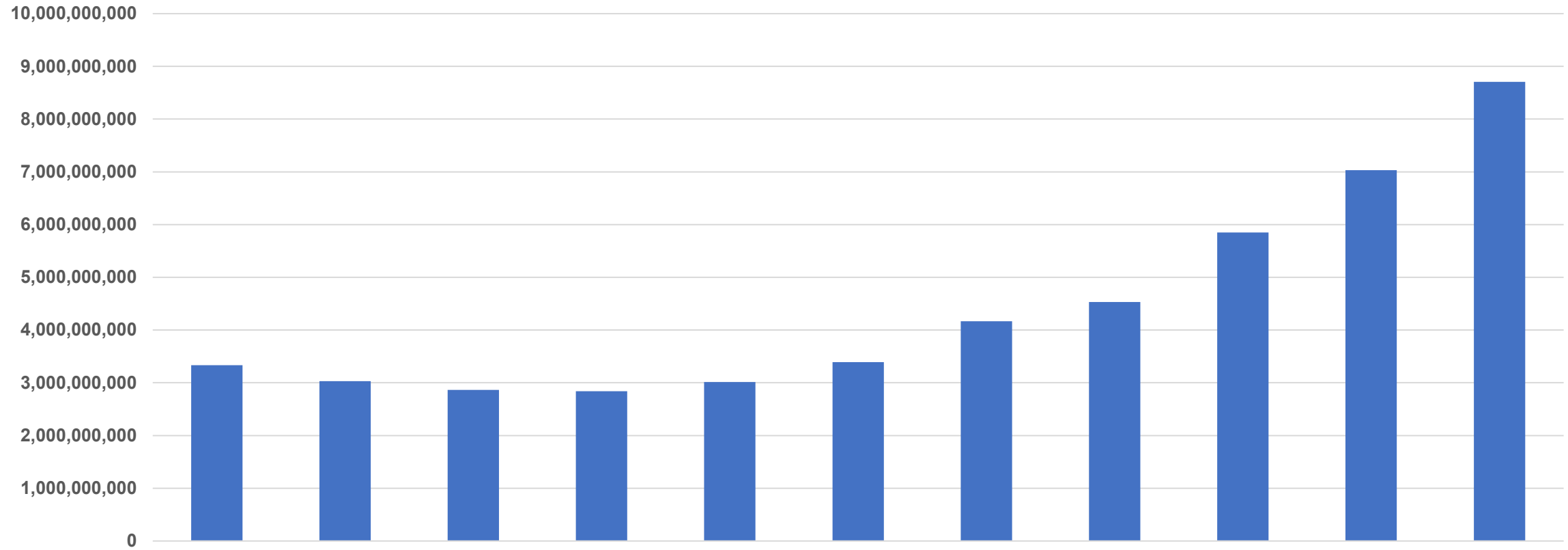


(2,000,000,000)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Percentage Increase		-3.80%	0.02%	1.66%	9.37%	38.04%	11.96%	5.57%	23.04%	15.71%	14%
Total Assessed Value	6,071,520,945	5,840,967,751	5,842,337,959	5,939,353,521	6,495,943,000	8,966,965,592	10,039,409,217	10,598,966,280	13,040,502,320	15,089,104,600	17,213,569,485

■ Total Assessed Value ■ Percentage Increase

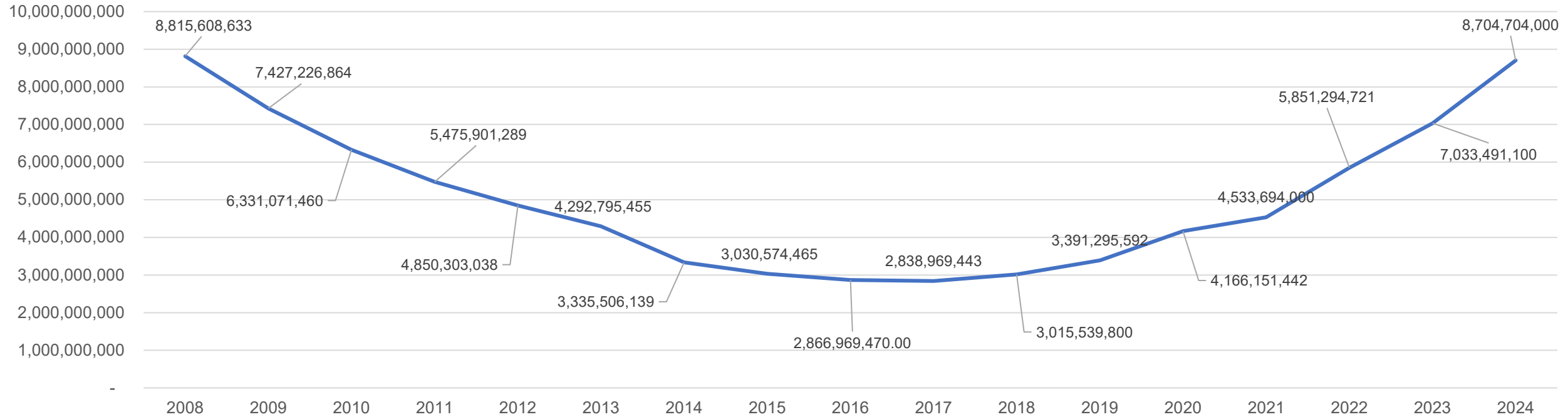
Residential Percentage Differences



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Percentage difference by year		-9.14%	-5.40%	-0.98%	6.22%	12.46%	22.85%	8.82%	29.06%	20.20%	23.76%
Residential Assessed Value	3,335,506,139	3,030,574,465	2,866,969,470	2,838,969,443	3,015,539,800	3,391,295,592	4,166,151,442	4,533,694,000	5,851,294,721	7,033,491,100	8,704,704,000

■ Residential Assessed Value ■ Percentage difference by year

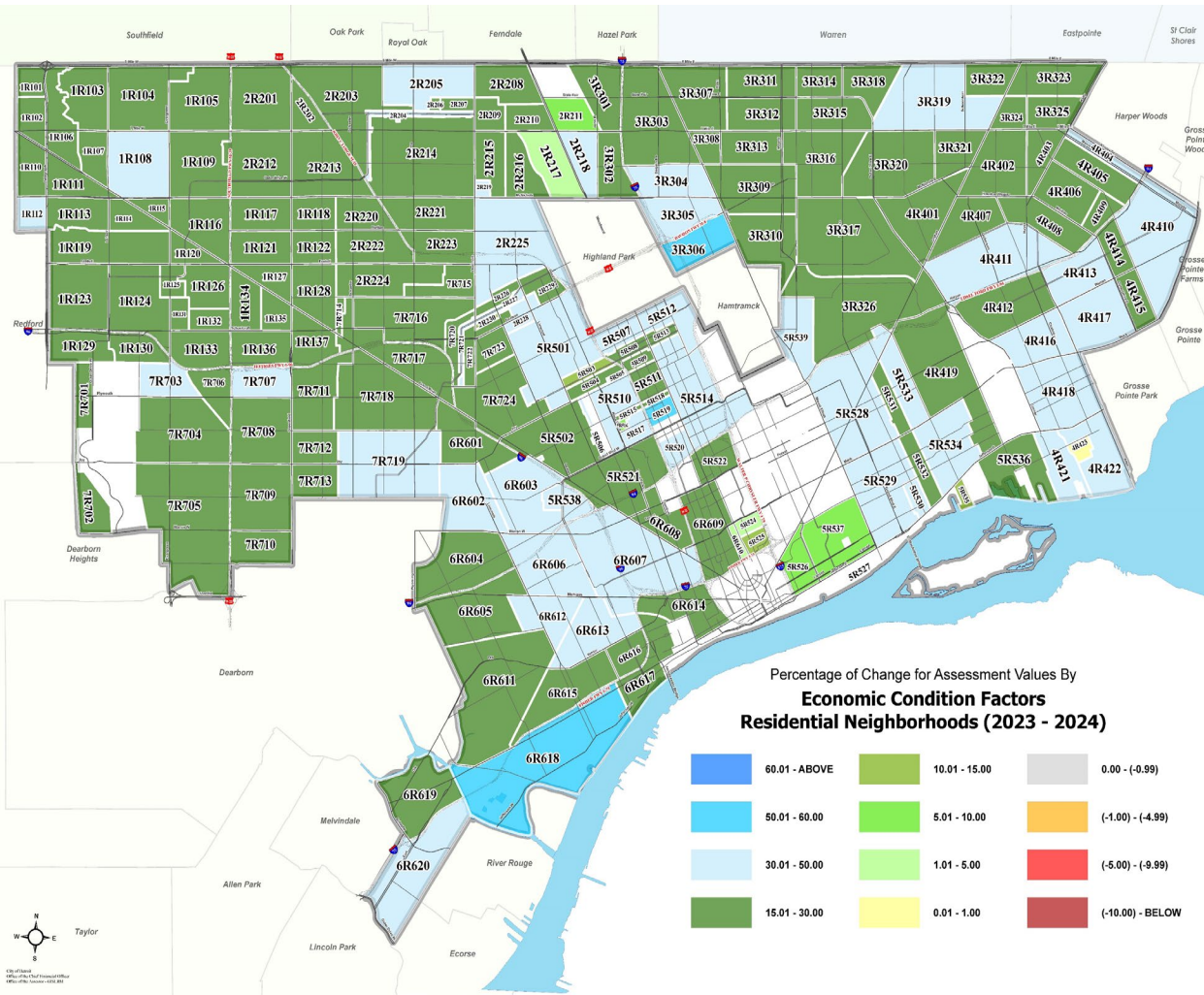
We've come full circle, Residential AV 2008 to 2024



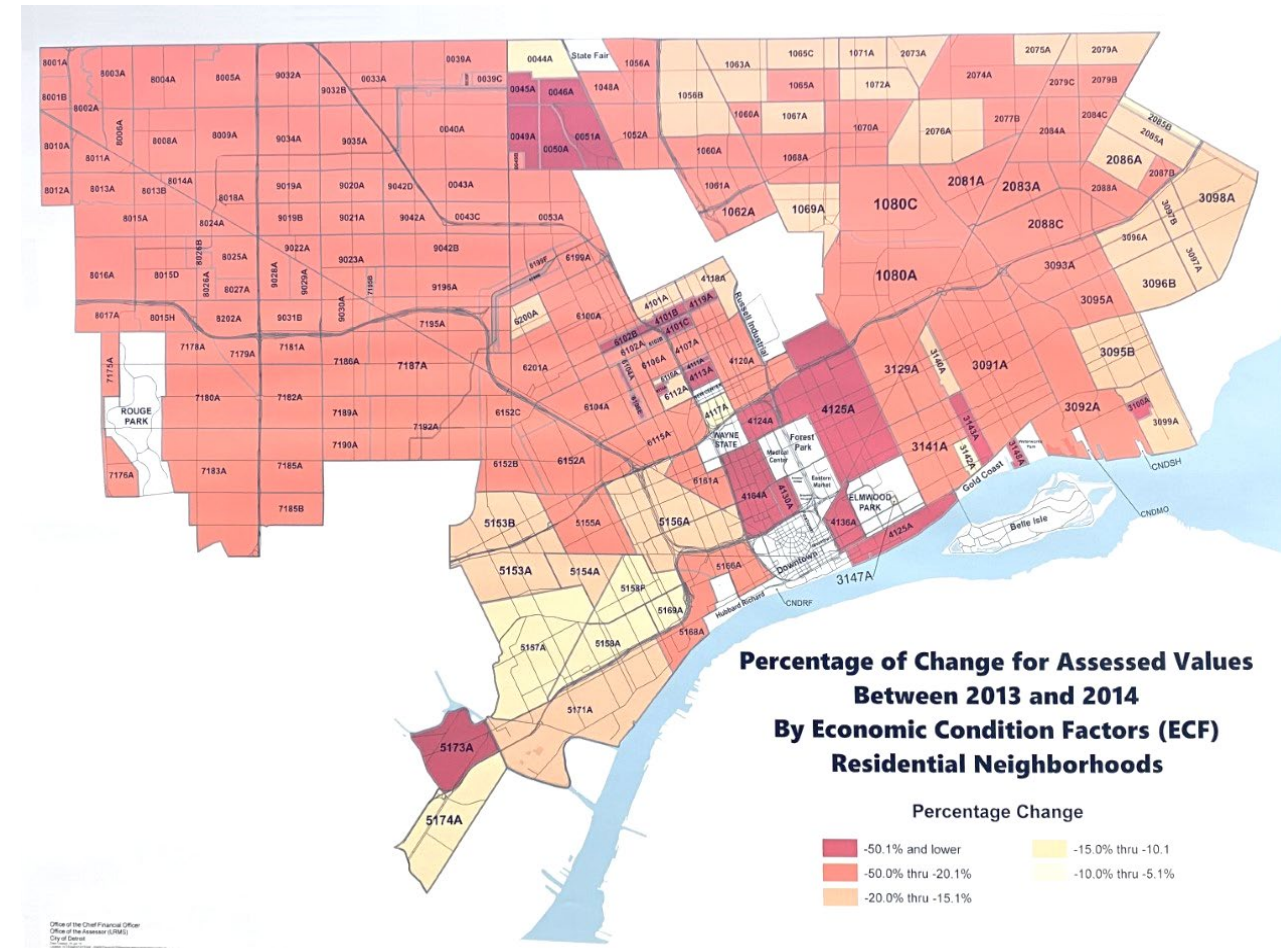
This is a huge change from 2014, where property values were dropping all across the city

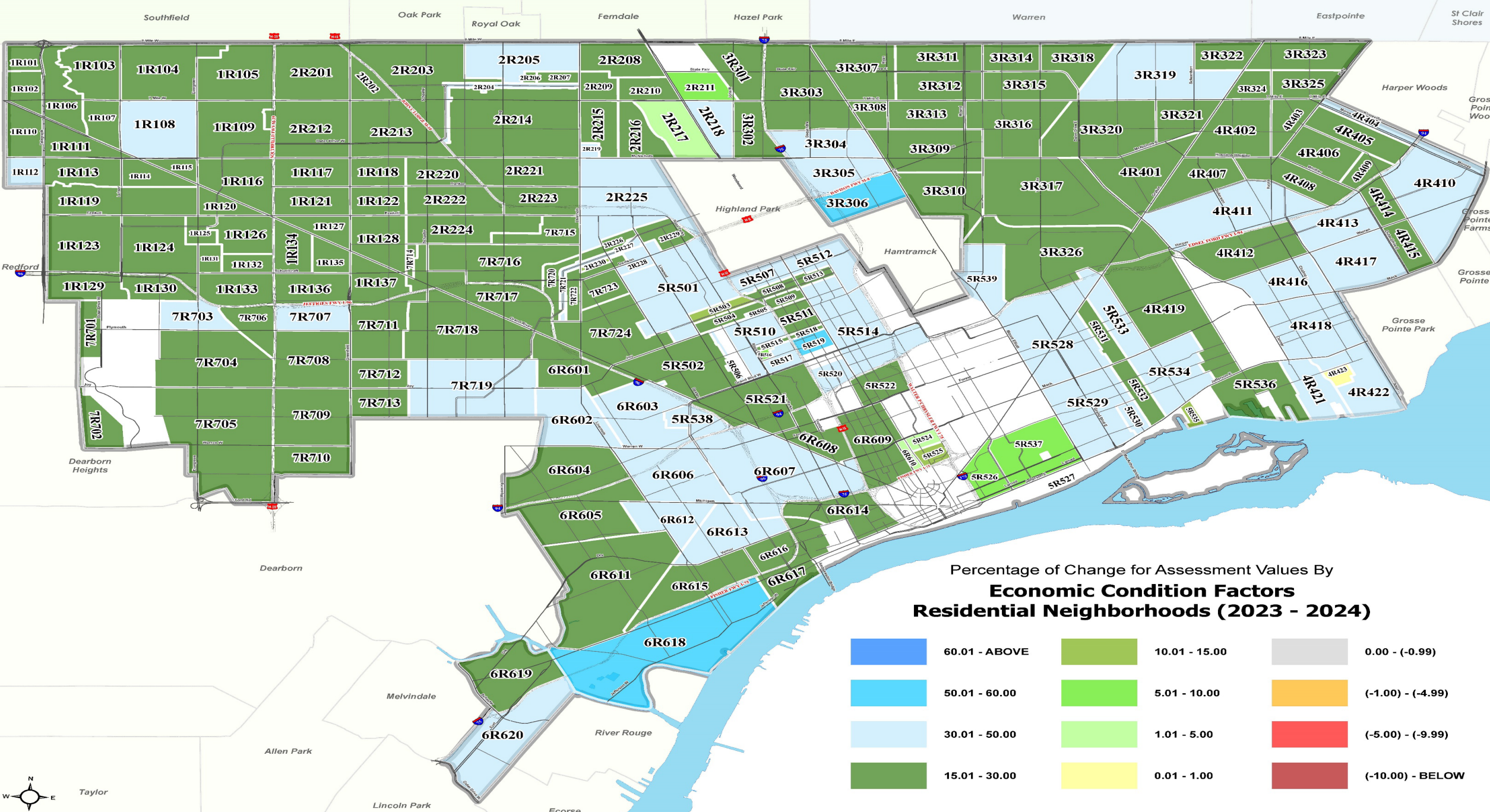


2024 Value Change



2014 Value Change





New for 2024

Changes to state law allow the assessor to extend the HOPE exemption to those property owners whose sole source of income is from:

- Social Security
- Supplemental Social Security
- Social Security Disability Insurance (SSDIB)

The Assessor is required to perform periodical audits to ensure that anyone who receives the extension qualifies.

New for 2024

Changes to state law allow the assessor to grant disabled veterans an exemption for property taxes. It also allows the assessor to extend the exemption without the need for a yearly application.

The assessor is required to audit this program to ensure that anyone granted the disabled veterans exemption actually qualified for the exemption.