

Requested by: LYON TOWNSHIP
Property Address: 55040 Ambassador Pkwy W & 29300/29022/28730 Milford Rd
Parcel Numbers: K-21-10-101-002/005/006/007

Occupancy		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Computer Center		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Base Value		363,303	363,303	363,303	363,303	363,303	363,303	363,303	363,303	363,303	363,303	363,303	363,303	363,303	363,303	363,303	363,303	363,303	363,303	363,303	363,303
Estimated TV		225,000,000	231,750,000	238,702,500	245,863,575	253,239,482	260,836,667	268,661,767	276,721,620	285,023,268	293,573,966	302,381,185	311,452,621	320,796,200	330,420,086	340,332,688	350,542,669	361,058,949	371,890,717	383,047,439	394,538,862
Captured Value		224,636,697	231,386,697	238,339,197	245,500,272	252,876,179	260,473,364	268,298,464	276,358,317	284,659,965	293,210,663	302,017,882	311,089,318	320,432,897	330,056,783	339,969,385	350,179,366	360,695,646	371,527,414	382,684,136	394,175,559
Captured	Rate																				
Twp Operating*	0.9382	210,754	217,087	223,610	230,328	237,248	244,376	251,718	259,279	267,068	275,090	283,353	291,864	300,630	309,659	318,959	328,538	338,405	348,567	359,034	369,816
Police*	3.3875	760,957	783,822	807,374	831,632	856,618	882,354	908,861	936,164	964,286	993,251	1,023,086	1,053,815	1,085,466	1,118,067	1,151,646	1,186,233	1,221,857	1,258,549	1,296,343	1,335,270
Fire*	2.3754	533,602	549,636	566,151	583,161	600,682	618,728	637,316	656,462	676,181	696,493	717,413	738,962	761,156	784,017	807,563	831,816	856,796	882,526	909,028	936,325
County Operating @50%	1.9651	441,422	454,686	468,348	482,420	496,914	511,843	527,220	543,058	559,371	576,174	593,480	611,306	629,667	648,578	668,057	688,120	708,785	730,070	751,993	774,575
HCMA	0.2050	46,051	47,434	48,860	50,328	51,840	53,397	55,001	56,653	58,355	60,108	61,914	63,773	65,689	67,662	69,694	71,787	73,943	76,163	78,450	80,806
OCC	1.4747	331,272	341,226	351,479	362,039	372,917	384,120	395,660	407,546	419,788	432,398	445,386	458,763	472,542	486,735	501,353	516,410	531,918	547,891	564,344	581,291
	10.3459	2,324,058	2,393,892	2,465,822	2,539,909	2,616,219	2,694,818	2,775,776	2,859,162	2,945,049	3,033,514	3,124,632	3,218,483	3,315,151	3,414,718	3,517,272	3,622,903	3,731,703	3,843,767	3,959,193	4,078,081
Non-Captured																					
County Parks & Rec	0.6461	145,373	149,734	154,226	158,852	163,618	168,527	173,582	178,790	184,154	189,678	195,368	201,230	207,266	213,484	219,889	226,486	233,280	240,279	247,487	254,912
Oakland Transit	0.9407	211,658	218,007	224,547	231,284	238,222	245,369	252,730	260,312	268,121	276,165	284,450	292,983	301,773	310,826	320,151	329,755	339,648	349,838	360,333	371,143
School Operating	18.0000	4,050,000	4,171,500	4,296,645	4,425,544	4,558,311	4,695,060	4,835,912	4,980,989	5,130,419	5,284,331	5,442,861	5,606,147	5,774,332	5,947,562	6,125,988	6,309,768	6,499,061	6,694,033	6,894,854	7,101,700
School Debt	7.0000	1,575,000	1,622,250	1,675,000	1,725,000	1,775,000	1,825,000	1,875,000	1,925,000	1,975,000	2,025,000	2,075,000	2,125,000	2,175,000	2,225,000	2,275,000	2,325,000	2,375,000	2,425,000	2,475,000	2,525,000
SET	6.0000	1,350,000	1,390,500	1,432,215	1,475,181	1,519,437	1,565,020	1,611,971	1,660,330	1,710,140	1,761,444	1,814,287	1,868,716	1,924,777	1,982,521	2,041,996	2,103,256	2,166,354	2,231,344	2,298,285	2,367,233
OIS Allocated	0.1862	41,895	43,152	44,446	45,780	47,153	48,568	50,025	51,526	53,071	54,663	56,303	57,992	59,732	61,524	63,370	65,271	67,229	69,246	71,323	73,463
OIS Voted	2.9487	663,458	683,361	703,862	724,978	746,727	769,129	792,203	815,969	840,448	865,662	891,631	918,380	945,932	974,310	1,003,539	1,033,645	1,064,655	1,096,594	1,129,492	1,163,377
Library**	0.8618	193,905	199,722	205,714	211,885	218,242	224,789	231,533	238,479	245,633	253,002	260,592	268,410	276,462	284,756	293,299	302,098	311,161	320,495	330,110	340,014
Library Debt**	0.4677	105,233	108,389	111,641	114,990	118,440	121,993	125,653	129,423	133,305	137,305	141,424	145,666	150,036	154,537	159,174	163,949	168,867	173,933	179,151	184,526
Art	0.1925	43,313	44,612	45,950	47,329	48,749	50,211	51,717	53,269	54,867	56,513	58,208	59,955	61,753	63,606	65,514	67,479	69,504	71,589	73,737	75,949
Zoo	0.0935	21,038	21,669	22,319	22,988	23,678	24,388	25,120	25,873	26,650	27,449	28,273	29,121	29,994	30,894	31,821	32,776	33,759	34,772	35,815	36,889
	35.7504	8,043,840	8,285,155	8,437,792	8,643,676	8,855,736	9,074,159	9,299,133	9,530,857	9,769,533	10,015,369	10,268,580	10,529,387	10,798,019	11,074,710	11,359,701	11,653,242	11,955,589	12,267,007	12,587,767	12,918,150
Captured	10.3459	2,324,058	2,393,892	2,465,822	2,539,909	2,616,219	2,694,818	2,775,776	2,859,162	2,945,049	3,033,514	3,124,632	3,218,483	3,315,151	3,414,718	3,517,272	3,622,903	3,731,703	3,843,767	3,959,193	4,078,081
Non-Captured	35.7504	8,043,840	8,285,155	8,437,792	8,643,676	8,855,736	9,074,159	9,299,133	9,530,857	9,769,533	10,015,369	10,268,580	10,529,387	10,798,019	11,074,710	11,359,701	11,653,242	11,955,589	12,267,007	12,587,767	12,918,150
Total	46.0963	10,367,898	10,679,047	10,903,614	11,183,585	11,471,955	11,768,977	12,074,909	12,390,019	12,714,582	13,048,883	13,393,212	13,747,871	14,113,170	14,489,428	14,876,973	15,276,145	15,687,292	16,110,774	16,546,960	16,996,231
Taxpayer Obligation	46.0963	10,371,656	10,682,806	11,003,290	11,333,389	11,673,390	12,023,592	12,384,300	12,755,829	13,138,504	13,532,659	13,938,639	14,356,798	14,787,502	15,231,127	15,688,061	16,158,702	16,643,464	17,142,767	17,657,050	18,186,762
Twp Operating*	6.7011	2,435	2,435	2,435	2,435	2,435	2,435	2,435	2,435	2,435	2,435	2,435	2,435	2,435	2,435	2,435	2,435	2,435	2,435	2,435	2,435
Library**	1.3295	299,138	308,112	317,355	326,876	336,682	346,782	357,186	367,901	378,938	390,307	402,016	414,076	426,499	439,294	452,472	466,046	480,028	494,429	509,262	524,539
Total Twp Revenue		301,572	310,546	319,790	329,310	339,116	349,217	359,620	370,336	381,373	392,741	404,450	416,511	428,933	441,728	454,907	468,481	482,462	496,863	511,696	526,974
DDA Revenue		2,324,058	2,393,892	2,465,822	2,539,909	2,616,219	2,694,818	2,775,776	2,859,162	2,945,049	3,033,514	3,124,632	3,218,483	3,315,151	3,414,718	3,517,272	3,622,903	3,731,703	3,843,767	3,959,193	4,078,081

CONSIDERATIONS

The captured millage rates were levied against the Captured Value.

The non-captured millage rates were levied against the Current Taxable Value

Since there is no abatement, the full rates for all millages are levied against the Current Taxable Value for the taxpayer obligation.

The Total Township Revenue is a combination of captured rates levied against the Base Value and non-captured rates levied against the Current Taxable Value.
For this calculation, Township Operating includes Operating, Police, and Fire. Library includes Library Operating and Debt.

The DDA Revenue is the captured millages levied against the Captured Value.

The 2025 approved millage rates have been used for each year of this presentation though millage rates are subject to change annually, attributable to new or expired millages and/or permanent rollbacks.

The Current Taxable Value has been indexed at 3% annually to match the TIF table in the Lyon Township amended DDA plan.

The estimated Taxable Value used in this presentation is based on information provided in the initial request, as well as market and cost data at the time.
The assessment estimate of this development was calculated using the State Tax Commission Cost Manual Volume II, and procedures and practices mandated by the Michigan State Tax Commission.

The calculated figures in this presentation have been rounded, as applicable, using common rounding.