

# NEIGHBORHOOD ENTERPRISE ZONE (NEZ) PROGRAM

## ESTIMATE OF TAX SAVINGS WITH A 12-YEAR NEZ CERTIFICATE (9 years of a full exemption & 3 years of a reduced exemption)

Year	Approximate Purchase/Sales Price	Taxable Value: Assumes annual increase of 1.00%	WITHOUT NEZ DESIGNATION	WITH NEZ DESIGNATION					TAX SAVINGS WITH NEZ		ACCUMULATED TAX SAVINGS WITH NEZ
			Tax Payment at Homestead Millage Rate <sup>1</sup> of 47.904	Land Value <sup>2</sup> Assumes Land Value is approx. 15.00% of Taxable Value	Tax Payment on Land Value at Homestead Millage Rate of 47.904	Building Value <sup>2</sup> Assumes Building Value is approx. 85.00% of Taxable Value	Tax Payment on Building Value at NEZ Millage Rate <sup>3</sup>	Combined Tax Payment on Land & Building Value <sup>4</sup>	Annual Amount Saved	%	Amount Saved
1	\$150,000	\$75,000	\$3,593	\$11,250	\$539	\$63,750	\$1,081	\$1,619	\$1,973	55%	\$1,973
2	-	\$75,750	\$3,629	\$11,363	\$544	\$64,388	\$1,091	\$1,636	\$1,993	55%	\$3,966
3	-	\$76,508	\$3,665	\$11,476	\$550	\$65,031	\$1,102	\$1,652	\$2,013	55%	\$5,979
4	-	\$77,273	\$3,702	\$11,591	\$555	\$65,682	\$1,113	\$1,669	\$2,033	55%	\$8,012
5	-	\$78,045	\$3,739	\$11,707	\$561	\$66,339	\$1,124	\$1,685	\$2,053	55%	\$10,066
6	-	\$78,826	\$3,776	\$11,824	\$566	\$67,002	\$1,136	\$1,702	\$2,074	55%	\$12,140
7	-	\$79,614	\$3,814	\$11,942	\$572	\$67,672	\$1,147	\$1,719	\$2,095	55%	\$14,235
8	-	\$80,410	\$3,852	\$12,062	\$578	\$68,349	\$1,159	\$1,736	\$2,116	55%	\$16,350
9	-	\$81,214	\$3,890	\$12,182	\$584	\$69,032	\$1,170	\$1,754	\$2,137	55%	\$18,487
10	-	\$82,026	\$3,929	\$12,304	\$589	\$69,722	\$2,851	\$3,441	\$489	12%	\$18,976
11	-	\$82,847	\$3,969	\$12,427	\$595	\$70,420	\$3,044	\$3,640	\$329	8%	\$19,305
12	-	\$83,675	\$4,008	\$12,551	\$601	\$71,124	\$3,241	\$3,842	\$166	4%	\$19,471
Totals		-	\$45,566	-	\$6,835	-	\$19,260	\$26,095	\$19,471	43%	\$19,471

**Notes & Assumptions:**

1. The Homestead millage rate is determined by millages voted and approved by voters of the city, county and state. The rate may change annually.
  2. Assumes Land Value and Building Value is a certain percentage of Purchase/Sales Price and Taxable Value. The actual percentage varies depending on lot size and property location.
  3. The NEZ millage rate is determined annually by the State of Michigan and is based on 1/2 of the average statewide millage rate. The rate may change annually. For the most current rate, see final page of info at: [http://www.michigan.gov/documents/2704\\_packet\\_113571\\_7.pdf](http://www.michigan.gov/documents/2704_packet_113571_7.pdf)
  4. In addition to the amount shown in "Combined Tax Payment on Land & Building Value," a 1% Administrative Fee is charged by the City.
- For questions regarding applying for an NEZ certificate, please contact the Wyandotte Engineering & Building Dept. at 734-324-4551 or: <http://www.wyandotte.net/engineering/index.htm>  
 For questions regarding Taxable Value and Land and Building Values, please contact the Wyandotte City Assessor's office at 734-324-4511 or: <http://www.wyandotte.net/assessor/index.htm>

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