

# CHARTER TOWNSHIP OF YPSILANTI

## 2019 ASSESSMENT DATA



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*The Charter Township of Ypsilanti was declared  
as the 1<sup>st</sup> Bee City in Michigan.*

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## DEPARTMENTAL CORRESPONDENCE

**DATE:** APRIL 1, 2019  
**TO:** BRENDA STUMBO, SUPERVISOR  
**FROM:** LINDA GOSSELIN, ASSESSOR  
BRIAN MCCLEERY, DEPUTY ASSESSOR  
**SUBJECT:** 2019 ASSESSMENT YEAR

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The March Board of Review has adjourned. Our assessment roll and reports for equalization have been completed and delivered to the Washtenaw County Equalization Department. The following is a brief overview of what transpired this year:

- The Board of Review had 18 personal appearance appeals and 30 write-in appeals. Of the total 130 appeals, 5 had applied for a poverty exemption and 77 applied for the disabled veteran's exemption and were granted.
- The **2019 State Equalized Value:**  
1,747,463,800 – Overall increase from 2018 of 12.14%.
- The **2019 Taxable Value:**  
1,405,559,112 – Overall increase from 2018 of 8.97%.
- The **2019 Act 198 – IFT Value:**  
2,142,779 – Overall increase from 2018 of 38.47%.

## 2019 AD VALOREM TOTALS

### Real Property

	2018 SEV	2019 SEV	2018 TAXABLE	2019 TAXABLE
Agricultural	4,170,000	4,017,700	3,170,196	3,017,081
Commercial	285,530,400	313,979,000	223,838,699	244,253,642
Industrial	66,467,025	73,395,600	59,637,551	66,587,695
Residential	1,067,744,304	1,177,127,100	868,818,121	912,756,294
<b>TOTAL</b>	<b>1,423,911,729</b>	<b>1,568,519,400</b>	<b>1,155,464,567</b>	<b>1,226,614,712</b>

### Personal Property

	2018 SEV	2019 SEV	2018 TAXABLE	2019 TAXABLE
Commercial	44,214,800	37,997,900	44,214,800	37,997,900
Industrial	38,806,400	50,347,500	38,806,400	50,347,500
Uility	51,394,200	90,599,000	51,394,200	90,599,000
<b>TOTAL</b>	<b>134,415,400</b>	<b>178,944,400</b>	<b>134,415,400</b>	<b>178,944,400</b>

<b>TOTAL AD VALOREM</b>	<b>1,558,327,129</b>	<b>1,747,463,800</b>	<b>1,289,879,967</b>	<b>1,405,559,112</b>
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## 2019 SPECIAL ACTS TOTALS

### Real Property

	2018 SEV	2019 SEV	2018 TAXABLE	2019 TAXABLE
I.F.T. Parcels	1,293,000	1,082,100	1,275,817	1,055,279

### Personal Property

	2018 SEV	2019 SEV	2018 TAXABLE	2019 TAXABLE
I.F.T. Parcels	271,700	1,087,500	271,700	1,087,500

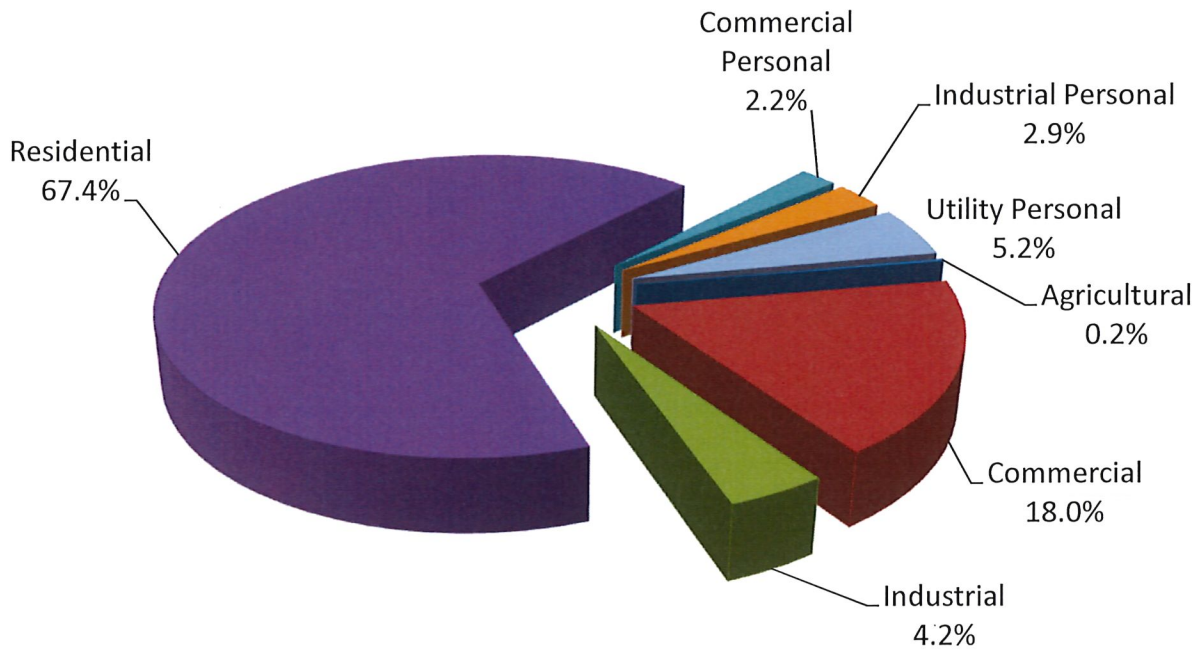
<b>TOTAL SPECIAL ACTS</b>	<b>1,564,700</b>	<b>2,169,600</b>	<b>1,547,517</b>	<b>2,142,779</b>
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<b>GRAND TOTAL AD VALOREM &amp; SPECIAL ACTS</b>	<b>1,559,891,829</b>	<b>1,749,633,400</b>	<b>1,291,427,484</b>	<b>1,407,701,891</b>
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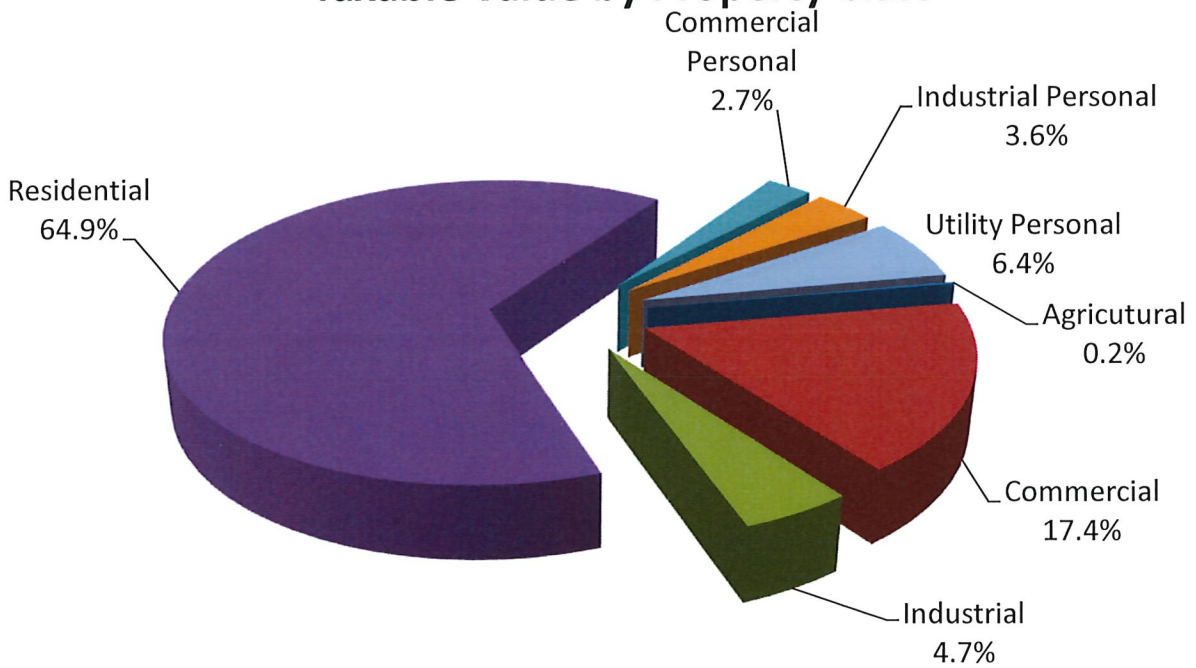
	<b>TAXABLE VALUE</b>
<b>2019 PILOT - HOLY CREEK NON PROFIT</b>	<b>2,336,200</b>
<b>2019 RENAISSANCE ZONE - ACM</b>	<b>26,285,276</b>
<b>TOTAL TAXABLE</b>	<b>28,621,476 **</b>
<b>**VALUES TO BE IDENTIFIED ON THE L-4029 AND REMOVED FOR BUDGET PREPARATION.</b>	



## State Equalized Value by Property Class



## Taxable Value by Property Class



**2019 SUMMARY  
CHANGE IN ASSESSED AND TAXABLE VALUE**

<b>TOTAL REAL PROPERTY</b>			
<b>ASSESSED VALUE</b>		<b>TAXABLE VALUE</b>	
1,568,519,400	(2019)	1,226,614,712	
<u>- 1,423,911,729</u>	(2018)	<u>- 1,155,464,567</u>	
144,607,671	10.16% increase	71,150,145	6.16% increase

<b>TOTAL PERSONAL PROPERTY</b>			
<b>ASSESSED VALUE</b>		<b>TAXABLE VALUE</b>	
178,944,400	(2019)	178,944,400	
<u>- 134,415,400</u>	(2018)	<u>-134,415,400</u>	
44,529,000	33.13% increase	44,529,000	33.13% Increase

<b>TOTAL</b>			
<b>ASSESSED VALUE</b>		<b>TAXABLE VALUE</b>	
1,747,463,800	(2019)	1,405,559,112	
<u>- 1,558,327,129</u>	(2018)	<u>- 1,289,879,967</u>	
189,136,671	12.14% increase	115,679,145	8.97% increase

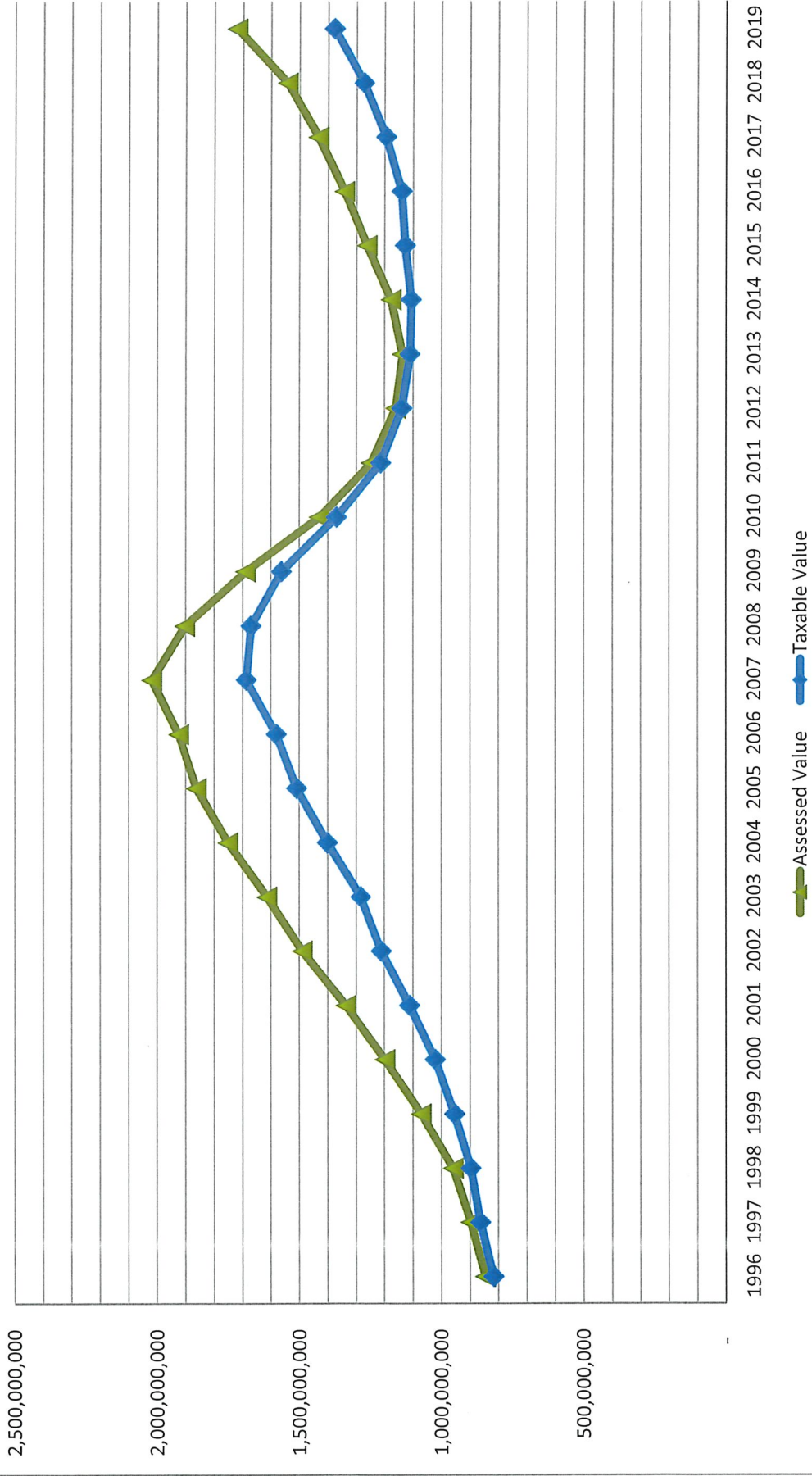
<b>SPECIAL ACTS</b>			
<b>ASSESSED VALUE</b>		<b>TAXABLE VALUE</b>	
2,169,600	(2019)	2,142,779	
<u>- 1,564,700</u>	(2018)	<u>- 1,547,517</u>	
604,900	38.66% increase	595,262	38.47% increase

<b>GRAND TOTAL</b>			
<b>ASSESSED VALUE</b>		<b>TAXABLE VALUE</b>	
1,749,633,400	(2019)	1,407,701,891	
<u>- 1,559,891,829</u>	(2018)	<u>- 1,291,427,484</u>	
189,741,571	+12.16% overall increase	116,274,407	+9.00% overall increase

<b>TAXABLE VALUE</b>	
2019 PILOT - HOLY CREEK NON PROFIT	2,336,200
<u>2019 RENAISSANCE ZONE - ACM</u>	<u>26,285,276</u>
<b>TOTAL TAXABLE</b>	<b>28,621,476 **</b>

**\*\* VALUES TO BE IDENTIFIED ON THE L-4029 AND REMOVED FOR BUDGET PREPARATION.**

# Assessed & Taxable Value Trends



**2019 TAXABLE VALUE**

RESIDENTIAL	912,756,294		912,756,294
COMMERCIAL	244,253,642		244,253,642
INDUSTRIAL	66,587,695		41,127,319
AGRICULTURAL	3,017,081		3,017,081
PERSONAL PROPERTY	<u>178,944,400</u>		<u>178,119,500</u>
TOTAL	<b>1,405,559,112</b>	<b>-26,285,276</b>	<b>1,379,273,836 (+8.23%)</b>

**2018 TAXABLE VALUE**

RESIDENTIAL	868,818,121		868,818,121
COMMERCIAL	223,838,699		223,838,699
INDUSTRIAL	59,637,551		44,171,043
AGRICULTURAL	3,170,196		3,170,196
PERSONAL PROPERTY	<u>134,415,400</u>		<u>134,415,400</u>
TOTAL	<b>1,289,879,967</b>	<b>-15,466,508</b>	<b>1,274,413,459 (+6.61%)</b>

**(MINUS RENAISSANCE ZONE)****2017 TAXABLE VALUE**

RESIDENTIAL	828,362,191		
COMMERCIAL	216,053,462		
INDUSTRIAL	33,054,027		
AGRICULTURAL	3,025,693		
PERSONAL PROPERTY	<u>114,853,500</u>		
TOTAL	<b>1,195,348,873 (+4.77%)</b>		

**(MINUS RENAISSANCE ZONE)****2016 TAXABLE VALUE**

RESIDENTIAL	802,976,487		
COMMERCIAL	209,441,462		
INDUSTRIAL	32,566,583		
AGRICULTURAL	2,738,592		
PERSONAL PROPERTY	<u>93,161,000</u>		
TOTAL	<b>1,140,884,124 (+1.10%)</b>		

**2015 TAXABLE VALUE**

RESIDENTIAL	788,215,789		
COMMERCIAL	206,198,025		
INDUSTRIAL	33,674,983		
AGRICULTURAL	2,954,924		
PERSONAL PROPERTY	<u>97,478,300</u>		
TOTAL	<b>1,128,522,021 (+1.89%)</b>		



**2014 TAXABLE VALUE**

RESIDENTIAL	766,516,639
COMMERCIAL	203,041,607
INDUSTRIAL	35,521,509
AGRICULTURAL	2,756,816
PERSONAL PROPERTY	<u>99,975,200</u>
TOTAL	<b>1,107,612,771 (-.37%)</b>

**2013 TAXABLE VALUE**

RESIDENTIAL	770,467,678
COMMERCIAL	199,753,164
INDUSTRIAL	38,859,049
AGRICULTURAL	2,304,910
PERSONAL PROPERTY	<u>100,339,450</u>
TOTAL	<b>1,111,724,251 (-2.53%)</b>

**2012 TAXABLE VALUE**

RESIDENTIAL	776,109,452
COMMERCIAL	206,043,087
INDUSTRIAL	46,186,313
AGRICULTURAL	2,207,643
PERSONAL PROPERTY	<u>109,982,560</u>
TOTAL	<b>1,140,529,055 (-6.09%)</b>

**2011 TAXABLE VALUE**

RESIDENTIAL	806,084,315
COMMERCIAL	224,066,648
INDUSTRIAL	50,559,720
AGRICULTURAL	1,981,284
PERSONAL PROPERTY	<u>131,850,900</u>
TOTAL	<b>1,214,542,867 (-11.39%)</b>

**2010 TAXABLE VALUE**

RESIDENTIAL	865,394,066
COMMERCIAL	215,124,801
INDUSTRIAL	60,754,211
AGRICULTURAL	1,687,734
PERSONAL PROPERTY	<u>185,530,600</u>
TOTAL	<b>1,370,680,586 (-12.36%)</b>



**2009 TAXABLE VALUE**

RESIDENTIAL	962,712,163
COMMERCIAL	253,692,174
INDUSTRIAL	93,801,993
ACRICULTURAL	1,652,624
PERSONAL PROPERTY	<u>243,275,900</u>
TOTAL	<b>1,564,063,439 (-6.28%)</b>

**2008 TAXABLE VALUE**

RESIDENTIAL	1,060,973,194
COMMERCIAL	250,093,972
INDUSTRIAL	104,883,135
ACRICULTURAL	1,583,702
PERSONAL PROPERTY	<u>242,487,300</u>
TOTAL	<b>1,668,829,578 (-1.1%)</b>

**2007 TAXABLE VALUE**

RESIDENTIAL	1,088,731,664
COMMERCIAL	248,064,919
INDUSTRIAL	98,188,379
ACRICULTURAL	1,525,154
PERSONAL PROPERTY	<u>239,679,400</u>
TOTAL	<b>1,687,486,253 (+6.73%)</b>

**VALUE DIFFERENCE SINCE 2007**

	<b><u>2007 TAXABLE VALUE</u></b>		<b><u>2019 TAXABLE VALUE</u></b>	
RESIDENTIAL	1,088,731,664		912,756,294	<b>(16.16%)</b>
COMMERCIAL	248,064,919		244,253,642	<b>(1.54%)</b>
INDUSTRIAL	98,188,379		41,127,319	<b>(58.11%)</b>
ACRICULTURAL	1,525,154		3,017,081	97.82%
PERSONAL PROPERTY	<u>239,679,400</u>		<u>178,119,500</u>	<b>(25.68%)</b>
TOTAL	<b>1,687,486,253</b>		<b>1,379,273,836</b>	<b>(18.26%)</b>

**2019 Taxable Value**  
**Principal Residence vs. Non Principal Residence**

**Total Residential Taxable Value**  
**903,016,545 15,498 Parcels**

**Principal Residence Taxable Value & Parcel Count**  
**789,833,584 12,567 Parcels 81% of Twp. Res.**

**Non Principal Residence Taxable Value & Parcel Count**  
**113,182,961 2,931 Parcels 19% of Twp. Res.**

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**Ypsilanti Community Schools - YP**

Total Residential Taxable Value Per S.D.  
284,239,864 5,026 Parcels 32.4% of Twp. Res.

Principal Residence Taxable Value & Parcel Count  
245,904,016 4,188 Parcels **83% of S.D.**

Non-Principal Residence Taxable Value & Parcel Count  
38,335,848 838 Parcels **17% of S.D.**

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**Ypsilanti Community Schools - WR**

Total Residential Taxable Value Per S.D.  
84,835,424 3,109 Parcels 20.1% of Twp. Res.

Principal Residence Taxable Value & Parcel Count  
55,988,707 1,966 Parcels **63% of S.D.**

Non-Principal Residence Taxable Value & Parcel Count  
28,846,717 1,143 Parcels **37% of S.D.**

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**Lincoln Consolidated Schools**

Total Residential Taxable Value Per S.D.  
490,211,989 5,919 Parcels 38.2% of Twp. Res.

Principal Residence Taxable Value & Parcel Count  
457,724,750 5,460 Parcels **92% of S.D.**

Non Principal Residence Taxable Value & Parcel Count  
32,487,239 459 Parcels **8% of S.D.**

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**Van Buren Public Schools**

Total Residential Taxable Value Per S.D.  
43,729,268 1,444 Parcels 9.3% of Twp. Res.

Principal Residence Taxable Value & Parcel Count  
30,216,111 953 Parcels **66% of S.D.**

Non Principal Residence Taxable Value & Parcel Count  
13,513,157 491 Parcels **34% of S.D.**

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## 2019 RANGE OF RESIDENTIAL ASSESSMENTS

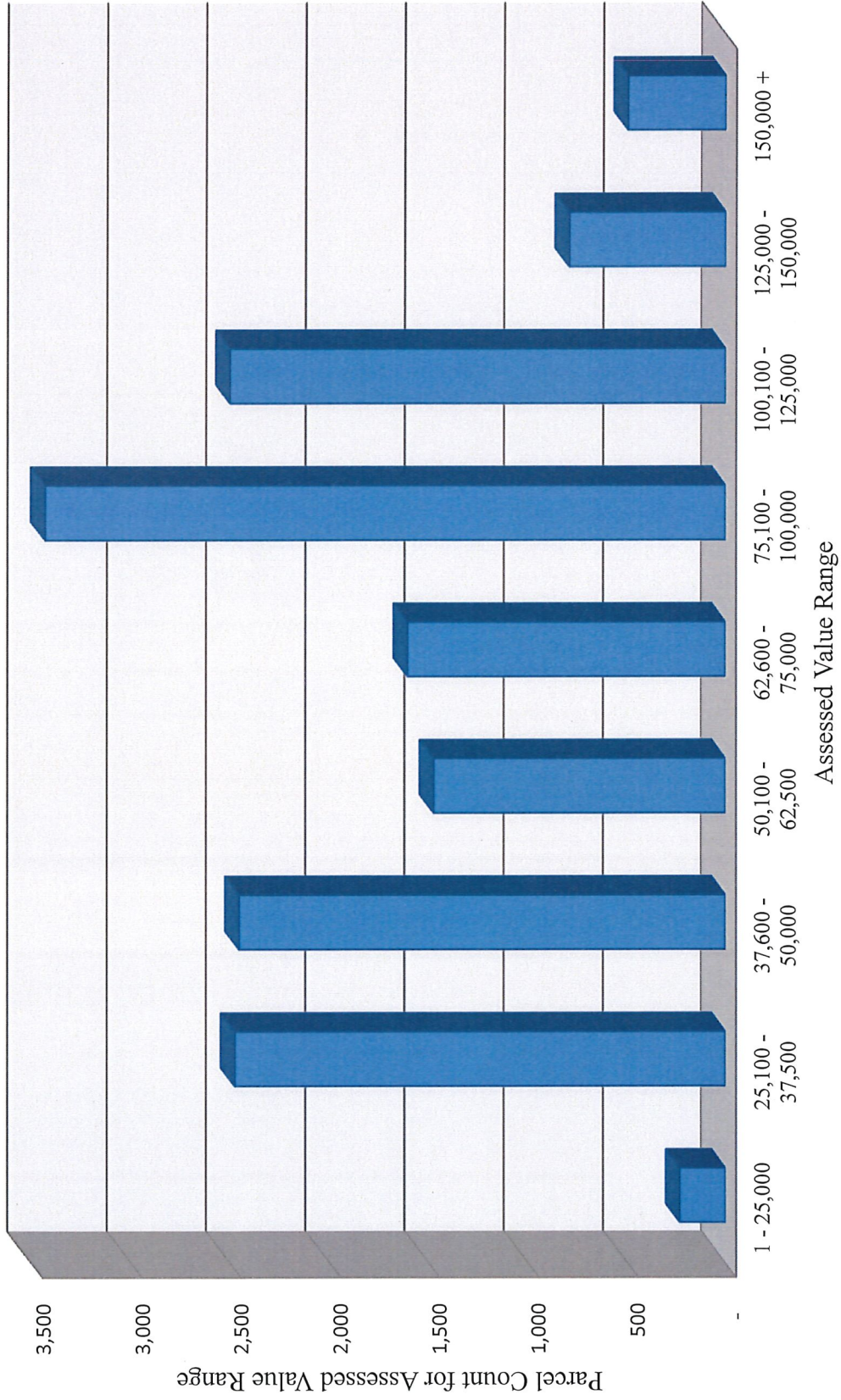
<u>ASSESSED VALUE RANGE</u>	<u>PARCEL COUNT</u>	<u>TOTAL ASSESSED VALUE</u>	<u>AVG. IMPROVED ASSESSMENT</u>	<u>% OF TOTAL IMPROVED</u>
<b>1 - 25,000</b>				
IMPROVED	235	3,387,400		
VACANT	660	7,446,600		
TOTAL PARCELS	895	10,834,000	14,414	1.52%
<b>25,100 - 37,500</b>				
IMPROVED	2,478	80,357,100		
VACANT	49	1,490,400		
TOTAL PARCELS	2,527	81,847,500	32,428	16.00%
<b>37,600 - 50,000</b>				
IMPROVED	2,456	105,972,700		
VACANT	38	1,666,200		
TOTAL PARCELS	2,494	107,638,900	43,148	15.86%
<b>50,100 - 62,500</b>				
IMPROVED	1,476	83,554,500		
VACANT	13	746,000		
TOTAL PARCELS	1,489	84,300,500	56,609	9.53%
<b>62,600 - 75,000</b>				
IMPROVED	1,609	110,883,100		
VACANT	5	349,100		
TOTAL PARCELS	1,614	111,232,200	68,914	10.39%
<b>75,100 - 100,000</b>				
IMPROVED	3,436	305,674,100		
VACANT	4	325,500		
TOTAL PARCELS	3,440	305,999,600	88,962	22.18%
<b>100,100 - 125,000</b>				
IMPROVED	2,503	276,340,900		
VACANT	6	675,300		
TOTAL PARCELS	2,509	277,016,200	110,404	16.16%
<b>125,100 - 150,000</b>				
IMPROVED	795	108,135,400		
VACANT	3	425,200		
TOTAL PARCELS	798	108,560,600	136,019	5.13%
<b>150,100 +</b>				
IMPROVED	501	86,840,000		
VACANT	9	2,707,600		
TOTAL PARCELS	510	89,547,600	173,333	3.23%
				100.00%

**15,489** Total Improved Residential Parcels (Not Exempt)

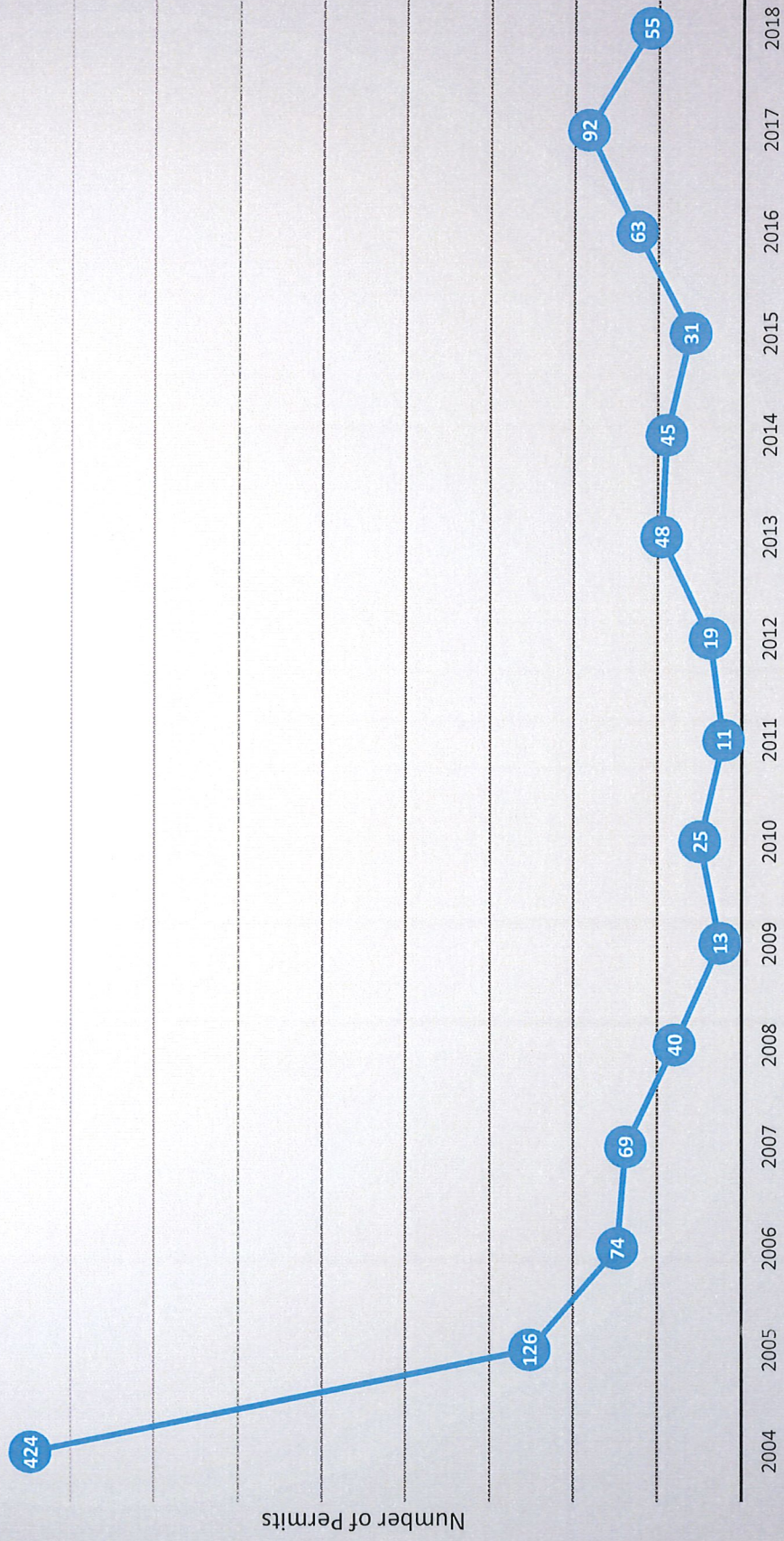
AVERAGE ASSESSED VALUE OF IMPROVED RESIDENTIAL PROPERTY:	<b>75,000</b>
ESTIMATED AVERAGE TRUE CASH VALUE:	<b>150,000</b>



# Histogram of Residential Improved Assessments



## Residential New Single Family New Construction Permits





**LARGEST IMPROVED RESIDENTIAL SALES  
FOR 2018**

<u>PARCEL ID</u>	<u>STREET ADDRESS</u>	<u>SALE PRICE</u>	<u>SQUARE FOOTAGE</u>	<u>STYLE</u>	<u>SUB</u>
K-11-20-300-002	6021 Textile Rd.	\$ 650,000	2,297	2 Story	Acreage
K-11-23-400-039	9483 S. Huron River Dr.	\$ 467,000	2,756	1 Story	Water Front
K-11-19-400-043	5935 Ellis Rd.	\$ 419,000	2,984	2 Story	Acreage
K-11-21-185-196	7997 Lake Crest Dr.	\$ 409,000	1,904	2 Story	Water Front
K-11-19-300-016	5983 Munger Rd.	\$ 390,000	3,053	2 Story	Acreage
K-11-15-435-002	1112 Grove Rd.	\$ 381,000	1,628	1 Story	Water Front
K-11-18-451-023	5501 Morgan Rd.	\$ 376,000	2,742	1 1/2 Story	Acreage
K-11-32-200-042	6797 Loon Hollow Ct.	\$ 369,000	2,760	2 Story	Creekside West
K-11-21-185-201	7963 Lake Crest Dr	\$ 365,000	2,056	2 Story	Water Front
K-11-27-409-168	8795 Amaranth Ln.	\$ 360,000	3,210	2 Story	Creekside West
K-11-15-400-005	1160 Grove Rd.	\$ 355,000	1,268	1 Story	Water Front
K-11-20-305-011	5639 S. Eagle Ct.	\$ 353,000	2,480	2 Story	Pineview Golf Estates
K-11-28-114-184	8272 Blue Jay Dr.	\$ 350,000	2,929	2 Story	Partridge Creek N
K-11-27-405-103	8837 Prairie St.	\$ 350,000	2,770	2 Story	Creekside West
K-11-26-330-052	9193 Fawn Dr.	\$ 348,105	3,086	2 Story	Lakewood Estates
K-11-26-330-068	9183 Country View Dr.	\$ 339,985	2,965	2 Story	Lakewood Estates
K-11-26-330-054	9161 Fawn Dr.	\$ 338,160	2,784	2 Story	Lakewood Estates
K-11-27-409-182	8822 Indigo Ln.	\$ 337,000	2,772	2 Story	Creekside West
K-11-20-300-006	6061 Textile Rd.	\$ 335,000	1,550	1 Story	Acreage
K-11-22-250-032	8045 Lake Crest Dr	\$ 335,000	1,543	2 Story	Water Front

**LARGEST IMPROVED COMMERCIAL & INDUSTRIAL SALES  
2018 SALES**

**COMMERCIAL SALES**

<b>PARCEL ID</b>	<b>STREET ADDRESS</b>	<b>SALE PRICE</b>	<b>COMMERCIAL USE</b>
K-11-14-241-001 K-11-14-241-003	1115 S Harris Rd 1428 S Harris Rd	\$ 14,000,000	Apartments- Village Grove 18 LLC
K-11-04-200-013	440 Villa Dr	\$ 7,788,474	Apartments: Arbor One 18 LLC
K-11-18-100-003	2243 Ellsworth Rd	\$ 2,800,000	Shopping Center: Triple Crown
K-11-10-125-003	1019 E Michigan Ave	\$ 1,880,000	Retail: O'Reilly Auto
K-11-40-353-004	1575 S Congress St	\$ 1,230,500	Apartment: Barnes & Barnes
K-11-16-360-002	1349 S Huron St	\$ 1,100,000	Office: RKB Management
K-11-01-310-001	2851 E Michigan Ave	\$ 900,000	Restaurant
K-11-10-107-011	1250 E Michigan Ave	\$ 360,000	Industrial, Engineering
K-11-23-105-001	2171 Grove Rd	\$ 313,700	Car Wash
K-11-10-125-004	1021 E Michigan Ave	\$ 275,000	Garage, Service Repair
K-11-10-484-033	1340 Ecorse Rd	\$ 241,000	Restaurant
K-11-11-272-028	295 S Ford Blvd	\$ 107,000	Fraternal Building
K-11-06-463-009	505 N Hewitt Rd	\$ 100,000	Office, Pet Grooming

**INDUSTRIAL SALES**

<b>PARCEL ID</b>	<b>STREET ADDRESS</b>	<b>SALE PRICE</b>	<b>INDUSTRIAL USE</b>
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There were no Industrial sales in 2018

**2018**  
**HABITAT FOR HUMANITY**  
**RESIDENTIAL HOMES**

**In 2018 Habitat for Humanity sold 8 homes in Ypsilanti Township**  
**Average sales price: \$126,800**  
**Average Taxable/SEV value: \$63,362**  
**(Below are examples of four of those homes.)**



**K-11-03-178-001 1324 Wendell Ave**  
  
09/2016 Sold from Ypsilanti Township to Habitat **\$8,997**  
11/2018 Sold from Habitat to Homeowner **\$121,900**



**K-11-03-178-030 1367 Hunter Ave**  
  
09/2016 Sold from Ypsilanti Township to Habitat **\$13,326**  
06/2018 Sold from Habitat to Homeowner **\$119,900**



**K-11-15-186-023 1215 Hull Ave**  
  
05/2016 Sold from Ypsilanti Township to Habitat **\$35,700**  
07/2018 Sold from Habitat to Homeowner **\$160,000**



**K-11-14-284-021 1540 McCarthy St**  
  
07/2016 Sold from Ypsilanti Township to Habitat **\$6,000**  
06/2017 Sold from Habitat to Homeowner **\$129,900**

**2019**  
**Personal Property Exemption Impact**

<b>Impact Since Inception</b>			
	Taxable Value Loss	Small Business Exemption	EMPP Exemption
2013	Base Year	0	0
* 2014	1,618,860	349	0
2015	4,747,910	388	0
** 2016	10,410,960	434	17
2017	928,810	474	19
2018	No Loss	539	27
2019	No Loss	587	27

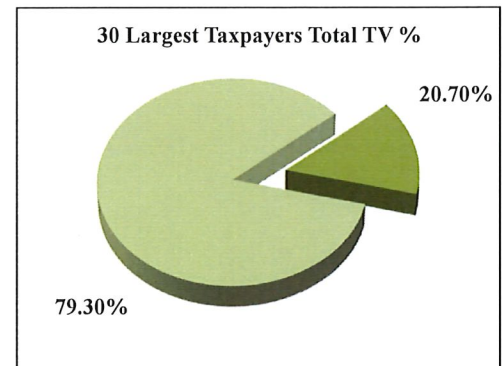
<b>Refund from State for Local Community Stabilization (Debt Loss Reimbursement)</b>		
Estimated Reimbursement	Actual Reimbursement	
2015	\$482	\$482 Received
2016	\$126,194	\$161,052 Received
2017	\$11,258	\$19,055 Received
2018	\$0	\$67,554 Received
2019	\$0	Distributed February 2020

\* 2014 is first year for Small Business Exemption  
\*\* 2016 is first year for EMPP Exemption (Eligible Manufacturing Personal Property)



**30 LARGEST TAXPAYERS**  
2019 TAXABLE VALUE & TAX DOLLARS

Property Owner / Business	Taxable Value Real Property (Bldg & Land)	Taxable Value Personal (Machines & Equipment)	Total Taxable Value	Taxes at Various Mills (Tax Rates Listed Below)
DTE Gas Company	1,846,568	58,707,700	60,554,268	\$ 3,362,864
Nexus Gas Company	106,500	39,489,700	39,596,200	\$ 2,708,522
ACM/ Willow Run Arsenal of Democracy	Ren Zone 25,505,296	844,600	26,349,896	\$ 101,106
DTE Electric Co	211,477	16,338,700	16,550,177	\$ 1,100,798
LITW LLC- Lake in the Woods Apts	15,425,602	276,400	15,702,002	\$ 979,547
Wolverine Pipeline	-	11,821,600	11,821,600	\$ 787,352
Aspen Chase Apts	9,887,920	390,000	10,277,920	\$ 672,708
Ford Motor Co	6,869,765	1,474,500	8,344,265	\$ 521,919
Orchard Square- Roundtree Place	6,988,100	-	6,988,100	\$ 465,418
International Transmission Co	1,406,515	5,475,300	6,881,815	\$ 364,379
Schooner Cover Apts	6,463,166	216,300	6,679,466	\$ 439,846
MDA Information Syst/ St. Clair	6,370,200	222,500	6,592,700	\$ 433,690
MFS Ypsilanti Holdings-Marriot Hotel	4,852,675	940,000	5,792,675	\$ 357,318
Willow Run Business Center	5,643,838	-	5,643,838	\$ 376,134
Orphic Ypsilanti- Bosal Industries	2,683,100	2,060,400	4,743,500	\$ 265,979
Bosal IFT	-	459,500	459,500	\$ 13,909
Bosal Industries- SubTotal	2,683,100	2,519,900	5,203,000	\$ 279,888
Villas Apartments LLC	4,825,807	191,000	5,016,807	\$ 328,340
Wimcore Portfolio- Eby Brown	3,003,904	1,906,000	4,909,904	\$ 297,930
Benchmark Chestnut Lake Apts: aka Maplewood	4,704,037	141,500	4,845,537	\$ 318,433
Village Grove of Ypsilanti- Apts	4,378,400	203,600	4,582,000	\$ 325,748
Nautica Pointe One Apts	4,423,355	40,300	4,463,655	\$ 297,092
Sun Lakeview LLC- MH Park	4,437,638	-	4,437,638	\$ 296,574
Loop Country Meadows Apts	4,300,784	40,000	4,340,784	\$ 287,891
Comcast Cable of the South	62,749	3,992,000	4,054,749	\$ 150,506
Woods of Roundtree Apts	3,706,622	114,000	3,820,622	\$ 251,005
Anderson Villas LLC	3,532,149	151,000	3,683,149	\$ 262,230
Benchmark Fariway Trails Apts	3,499,668	75,100	3,574,768	\$ 235,809
Arbor One 18- University Green Apts	3,323,600	185,900	3,509,500	\$ 228,105
Avanath Ford Lake GP- Ford Lake Lndg Apts	3,337,071	62,800	3,399,871	\$ 225,316
Yes Acquisitions- Swan Creek- MH Park	3,317,356	-	3,317,356	\$ 221,704
<b>TOTALS :</b>	<b>145,113,862</b>	<b>145,820,400</b>	<b>290,934,262</b>	<b>\$ 16,678,172</b>



Ad Valorem Township Millage Rates : 15.011  
ACT 198 IFT Township Millage Rates : 7.5055

Township Tax Dollars  
\$4,360,317  
\$ 3,449  
**TOTAL TOWNSHIP TAX DOLLARS : \$4,363,765**



## Historic Listing of Inflation Rate Multipliers since Proposal A

The Calculation of the Inflation Rate Multiplier is set in statute. MCL 211.34d states:

(l) "Inflation rate" means the ratio of the general price level for the state fiscal year ending in the calendar year immediately preceding the current year divided by the general price level for the state fiscal year ending in the calendar year before the year immediately preceding the current year.

(f) "General price level" means the annual average of the 12 monthly values for the United States consumer price index for all urban consumers as defined and officially reported by the United States department of labor, bureau of labor statistics.

The following is a listing of the inflation rate multipliers used in the Capped Value and "Headlee" calculations since the start of Proposal A:

1995	1.026	2.6% Increase
1996	1.028	2.8% Increase
1997	1.028	2.8% Increase
1998	1.027	2.7% Increase
1999	1.016	1.6% Increase
2000	1.019	1.9% Increase
2001	1.032	3.2% Increase
2002	1.032	3.2% Increase
2003	1.015	1.5% Increase
2004	1.023	2.3% Increase
2005	1.023	2.3% Increase
2006	1.033	3.3% Increase
2007	1.037	3.7% Increase
2008	1.023	2.3% Increase
2009	1.044	4.4% Increase
2010	.997	0.3% Decrease
2011	1.017	1.7% Increase
2012	1.027	2.7% Increase
2013	1.024	2.4% Increase
2014	1.016	1.6% Increase
2015	1.016	1.6% Increase
2016	1.003	0.3% Increase
2017	1.009	0.9% Increase
2018	1.021	2.1% Increase
2019	1.024	2.4% Increase