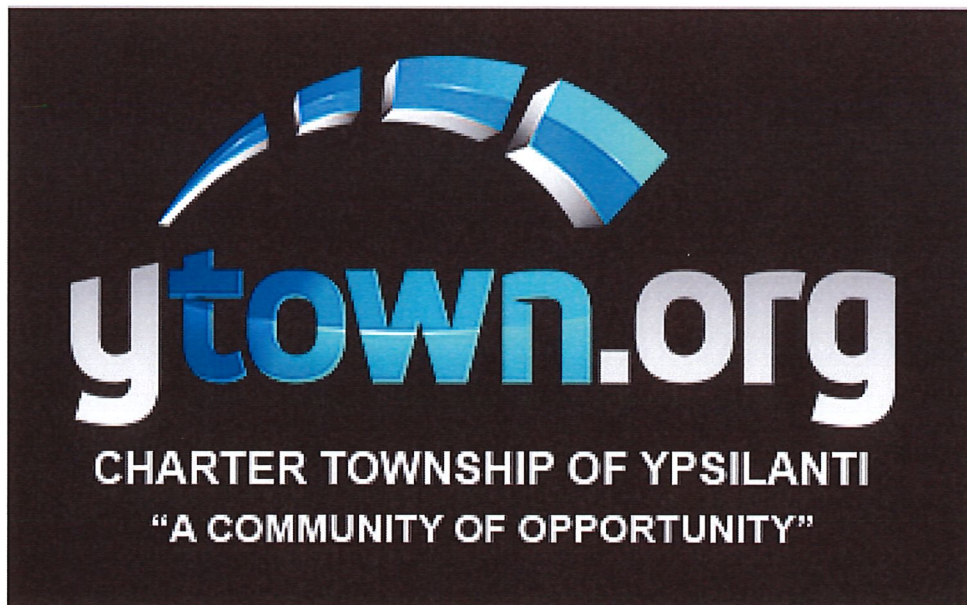


# CHARTER TOWNSHIP OF YPSILANTI

2020 ASSESSMENT DATA



## DEPARTMENTAL CORRESPONDENCE

**DATE:** May 1, 2020  
**TO:** BRENDA STUMBO, SUPERVISOR  
**FROM:** LINDA GOSSELIN, ASSESSOR  
BRIAN MCCLEERY, DEPUTY ASSESSOR  
**SUBJECT:** 2020 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 29 personal appearance appeals and 8 write-in appeals. Of the total 139 appeals, 4 had applied for a poverty exemption and 86 applied for the disabled veteran's exemption and were granted.
- The **2020 State Equalized Value:**  
1,890,680,700 – Overall increase from 2019 of 8.19%.
- The **2020 Taxable Value:**  
1,448,398,858 – Overall increase from 2019 of 3.04%.
- The **2020 Act 198 – IFT Taxable Value:**  
991,797 – Overall decrease from 2019 of 53.71%.

## 2020 AD VALOREM TOTALS

### Real Property

	2019 SEV	2020 SEV	2019 TAXABLE	2020 TAXABLE
Agricultural	4,017,700	4,023,300	3,017,081	3,089,964
Commercial	313,979,000	342,938,700	244,253,642	256,489,539
Industrial	73,395,600	76,431,400	66,587,695	67,711,418
Residential	1,177,127,100	1,302,449,400	912,756,294	956,270,037
<b>TOTAL</b>	<b>1,568,519,400</b>	<b>1,725,842,800</b>	<b>1,226,614,712</b>	<b>1,283,560,958</b>

### Personal Property

	2019 SEV	2020 SEV	2019 TAXABLE	2020 TAXABLE
Commercial	37,997,900	30,860,900	37,997,900	30,860,900
Industrial	50,347,500	46,318,500	50,347,500	46,318,500
Utility	90,599,000	87,658,500	90,599,000	87,658,500
<b>TOTAL</b>	<b>178,944,400</b>	<b>164,837,900</b>	<b>178,944,400</b>	<b>164,837,900</b>

<b>TOTAL AD VALOREM</b>	<b>1,747,463,800</b>	<b>1,890,680,700</b>	<b>1,405,559,112</b>	<b>1,448,398,858</b>
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## 2020 SPECIAL ACTS TOTALS

### Real Property

	2019 SEV	2020 SEV	2019 TAXABLE	2020 TAXABLE
I.F.T. Parcels	1,082,100	936,100	1,055,279	922,897

### Personal Property

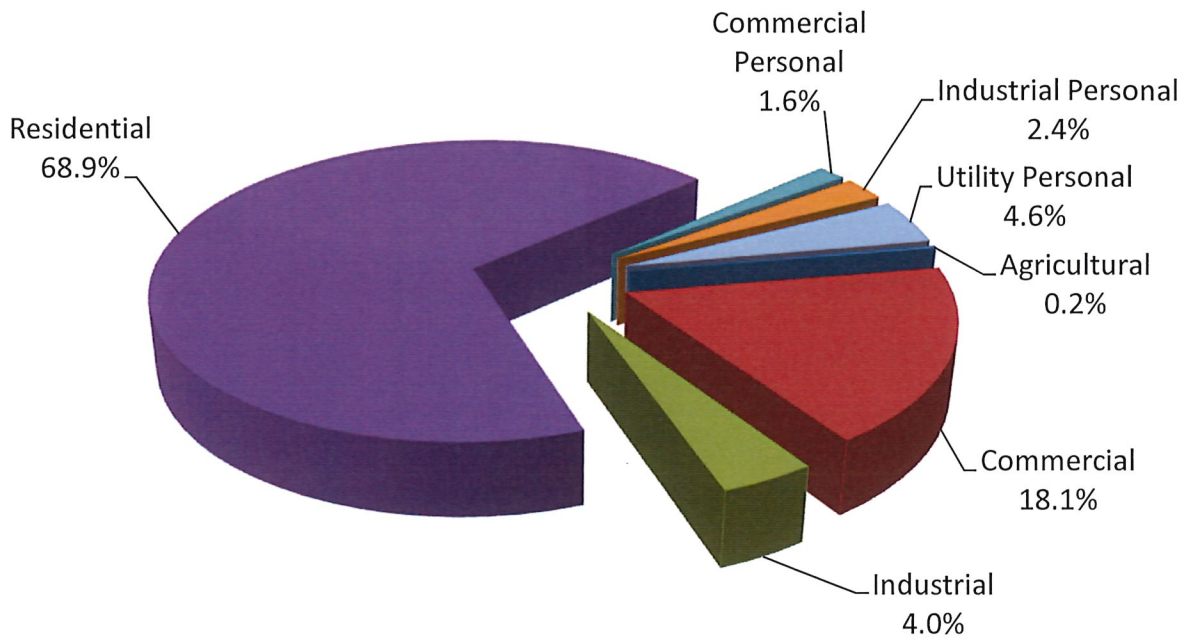
	2019 SEV	2020 SEV	2019 TAXABLE	2020 TAXABLE
I.F.T. Parcels	1,087,500	68,900	1,087,500	68,900

<b>TOTAL SPECIAL ACTS</b>	<b>2,169,600</b>	<b>1,005,000</b>	<b>2,142,779</b>	<b>991,797</b>
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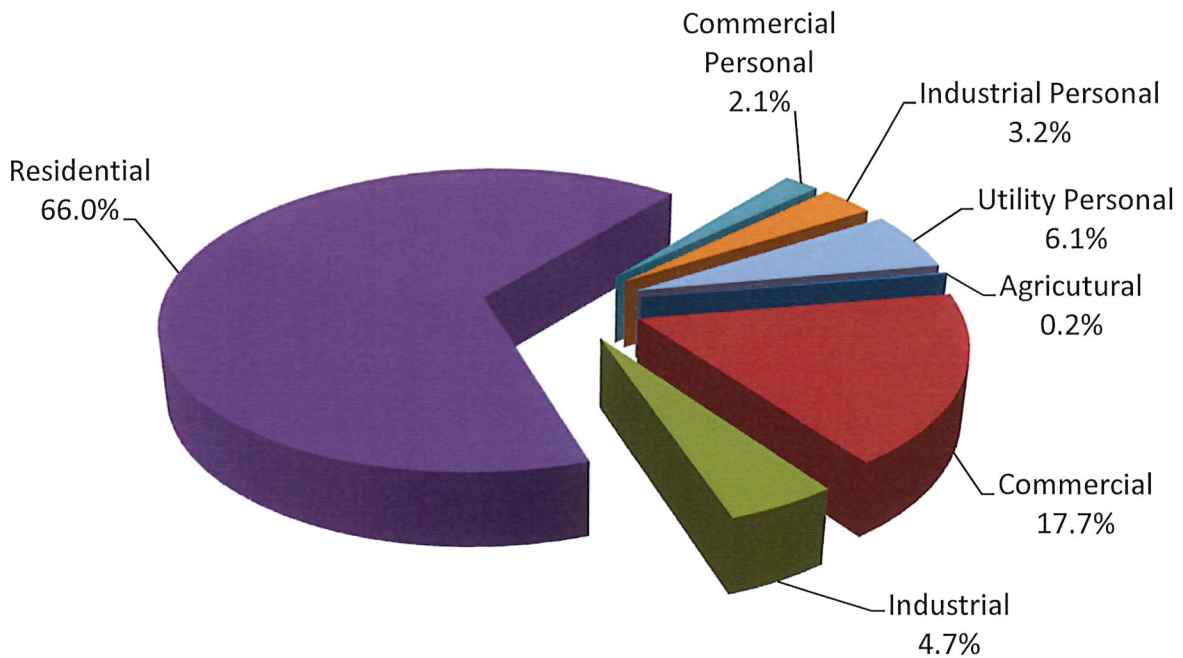
<b>GRAND TOTAL AD VALOREM &amp; SPECIAL ACTS</b>	<b>1,749,633,400</b>	<b>1,891,685,700</b>	<b>1,407,701,891</b>	<b>1,449,390,655</b>
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	<b>TAXABLE VALUE</b>
<b>2020 PILOT - HOLY CREEK NON PROFIT</b>	<b>2,336,200</b>
<b>2020 RENAISSANCE ZONE - ACM</b>	<b>26,993,722</b>
<b>TOTAL TAXABLE</b>	<b>29,329,922 **</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



**2020 SUMMARY  
CHANGE IN ASSESSED AND TAXABLE VALUE**

<b>TOTAL REAL PROPERTY</b>				
<b>ASSESSED VALUE</b>			<b>TAXABLE VALUE</b>	
1,725,842,800		(2020)	1,283,560,958	
- 1,568,519,400		(2019)	- 1,226,614,712	
157,323,400	10.03% Increase		56,946,246	4.64% Increase

<b>TOTAL PERSONAL PROPERTY</b>				
<b>ASSESSED VALUE</b>			<b>TAXABLE VALUE</b>	
164,837,900		(2020)	164,837,900	
- 178,944,400		(2019)	-178,944,400	
-14,106,500	7.88% Decrease		-14,106,500	7.88% Decrease

<b>TOTAL</b>				
<b>ASSESSED VALUE</b>			<b>TAXABLE VALUE</b>	
1,890,680,700		(2020)	1,448,398,858	
- 1,747,463,800		(2019)	- 1,405,559,112	
143,216,900	8.19% Increase		42,839,746	3.04% Increase

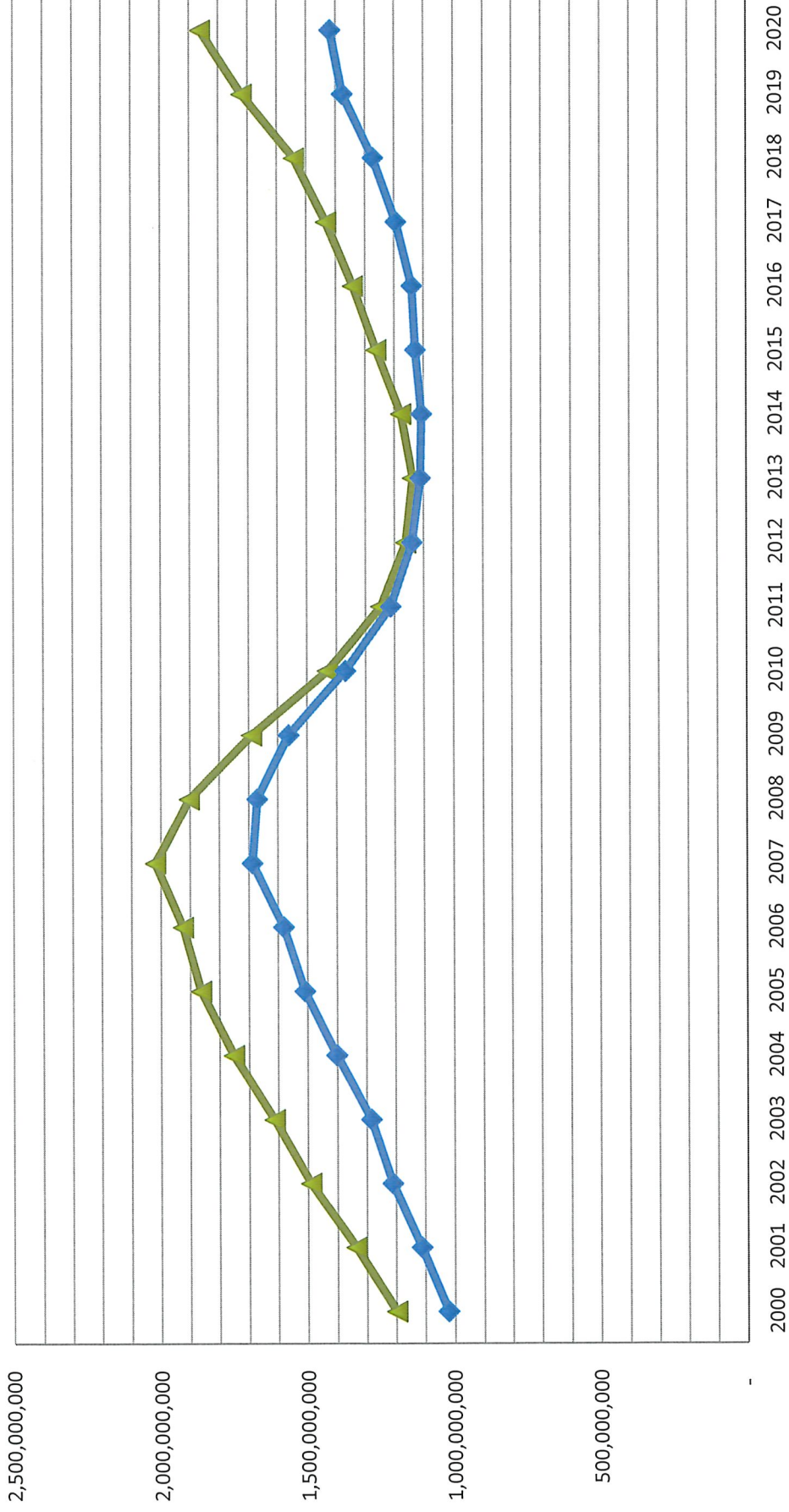
<b>SPECIAL ACTS</b>				
<b>ASSESSED VALUE</b>			<b>TAXABLE VALUE</b>	
1,005,000		(2020)	991,797	
- 2,169,600		(2019)	- 2,142,779	
-1,164,600	53.68% Decrease		-1,150,982	53.71% Decrease

<b>GRAND TOTAL</b>				
<b>ASSESSED VALUE</b>			<b>TAXABLE VALUE</b>	
1,891,685,700		(2020)	1,449,390,655	
- 1,749,633,400		(2019)	- 1,407,701,891	
142,052,300	8.12% Overall Increase		41,688,764	2.96% Overall Increase

		<b>TAXABLE VALUE</b>
<b>2020 PILOT - HOLY CREEK NON PROFIT</b>		2,336,200
<b>2020 RENAISSANCE ZONE - ACM</b>		<u>26,993,722</u>
<b>TOTAL TAXABLE</b>		29,329,922 **

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

# Assessed & Taxable Value Trends



## COMPARATIVE TAXABLE VALUE TOTALS SINCE 2007

### 2020 TAXABLE VALUE

RESIDENTIAL	956,270,037		956,270,037
COMMERCIAL	256,489,539		256,489,539
INDUSTRIAL	67,711,418		41,944,196
AGRICULTURAL	3,089,964		3,089,964
PERSONAL PROPERTY	164,837,900		163,611,400
<b>TOTAL</b>	<b>1,448,398,858</b>	<b>-26,993,722 (Rn Zone)</b>	<b>1,421,405,136 (+3.05%)</b>

### 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	178,944,400		178,119,500
<b>TOTAL</b>	<b>1,405,559,112</b>	<b>-26,285,276 (Rn Zone)</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	134,415,400		134,415,400
<b>TOTAL</b>	<b>1,289,879,967</b>	<b>-15,466,508 (Rn Zone)</b>	<b>1,274,413,459 (+6.61%)</b>

### 2017 TAXABLE VALUE

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

### 2016 TAXABLE VALUE

RESIDENTIAL	802,976,487		
COMMERCIAL	209,441,462		
INDUSTRIAL	32,566,583		
AGRICULTURAL	2,738,592		
PERSONAL PROPERTY	93,161,000		
<b>TOTAL</b>	<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	97,478,300		
<b>TOTAL</b>	<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	99,975,200		
<b>TOTAL</b>	<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	100,339,450		
<b>TOTAL</b>	<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
ACRICULTURAL	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>

**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</b>

**2020 TAXABLE VALUE**

RESIDENTIAL	956,270,036	(12.17%)
COMMERCIAL	256,489,539	3.40%
INDUSTRIAL	41,964,551	(57.26%)
ACRICULTURAL	3,089,964	102.60%
PERSONAL PROPERTY	<u>163,611,400</u>	(31.74%)
TOTAL	<b>1,421,425,491</b>	<b>(15.77%)</b>

**2020 Taxable Value**  
**Principal Residence vs. Non Principal Residence**

**Total Residential Taxable Value**  
**956,270,037 16,512 Parcels**

**Principal Residence Taxable Value & Parcel Count**  
**925,069,559 15,147 Parcels 91.7% of Twp. Res.**

**Non Principal Residence Taxable Value & Parcel Count**  
**31,200,478 1,365 Parcels 8.3% of Twp. Res.**

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**Ypsilanti Community Schools - YP**

Total Residential Taxable Value Per S.D.  
299,565,206 5,252 Parcels 31.8% of Twp. Res.

Principal Residence Taxable Value & Parcel Count  
289,863,843 4,963 Parcels **94.5% of S.D.**

Non-Principal Residence Taxable Value & Parcel Count  
9,701,363 289 Parcels **5.5% of S.D.**

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**Ypsilanti Community Schools - WR**

Total Residential Taxable Value Per S.D.  
90,779,829 3,255 Parcels 19.7% of Twp. Res.

Principal Residence Taxable Value & Parcel Count  
81,733,557 2,835 Parcels **87.1% of S.D.**

Non-Principal Residence Taxable Value & Parcel Count  
9,046,272 420 Prcels **12.9% of S.D.**

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**Lincoln Consolidated Schools**

Total Residential Taxable Value Per S.D.  
519,280,919 6,456 Parcels 39.1% of Twp. Res.

Principal Residence Taxable Value & Parcel Count  
511,606,698 5,999 Parcels **92.9% of S.D.**

Non Principal Residence Taxable Value & Parcel Count  
7,674,221 457 Parcels **7.1% of S.D.**

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**Van Buren Public Schools**

Total Residential Taxable Value Per S.D.  
48,644,083 1,549 Parcels 9.4% of Twp. Res.

Principal Residence Taxable Value & Parcel Count  
41,865,461 1,350 Parcels **66% of S.D.**

Non Principal Residence Taxable Value & Parcel Count  
4,778,622 199 Parcels **34% of S.D.**

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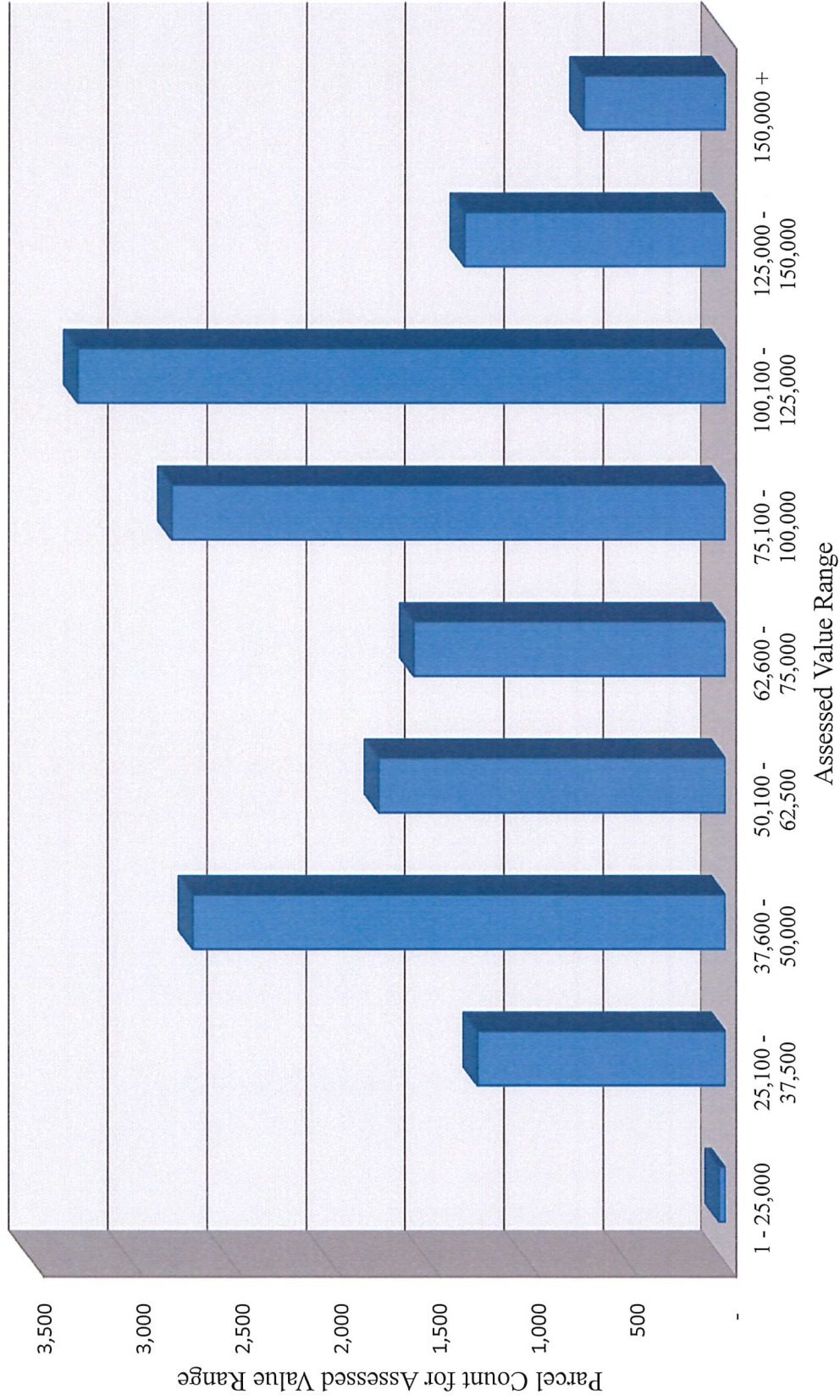
## 2020 RANGE OF RESIDENTIAL ASSESSMENTS

<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	33	614,600		
VACANT	736	9,493,950		
TOTAL PARCELS	769	10,108,550	18,624	0.21%
<b>25,100 - 37,500</b>				
IMPROVED	1,259	41,603,100		
VACANT	59	1,766,850		
TOTAL PARCELS	1,318	43,369,950	33,045	8.15%
<b>37,600 - 50,000</b>				
IMPROVED	2,696	117,110,400		
VACANT	38	1,666,000		
TOTAL PARCELS	2,734	118,776,400	43,439	17.45%
<b>50,100 - 62,500</b>				
IMPROVED	1,757	97,803,900		
VACANT	12	678,100		
TOTAL PARCELS	1,769	98,482,000	55,665	11.37%
<b>62,600 - 75,000</b>				
IMPROVED	1,579	108,665,100		
VACANT	5	325,500		
TOTAL PARCELS	1,584	108,990,600	68,819	10.22%
<b>75,100 - 100,000</b>				
IMPROVED	2,802	247,474,300		
VACANT	4	325,500		
TOTAL PARCELS	2,806	247,799,800	88,321	18.13%
<b>100,100 - 125,000</b>				
IMPROVED	3,277	364,477,000		
VACANT	4	445,300		
TOTAL PARCELS	3,281	364,922,300	111,223	21.21%
<b>125,100 - 150,000</b>				
IMPROVED	1,325	178,765,800		
VACANT	4	557,900		
TOTAL PARCELS	1,329	179,323,700	134,918	8.57%
<b>150,100 +</b>				
IMPROVED	724	128,297,400		
VACANT	8	2,355,000		
TOTAL PARCELS	732	130,652,400	177,206	4.69%
				<hr/> 100.00%

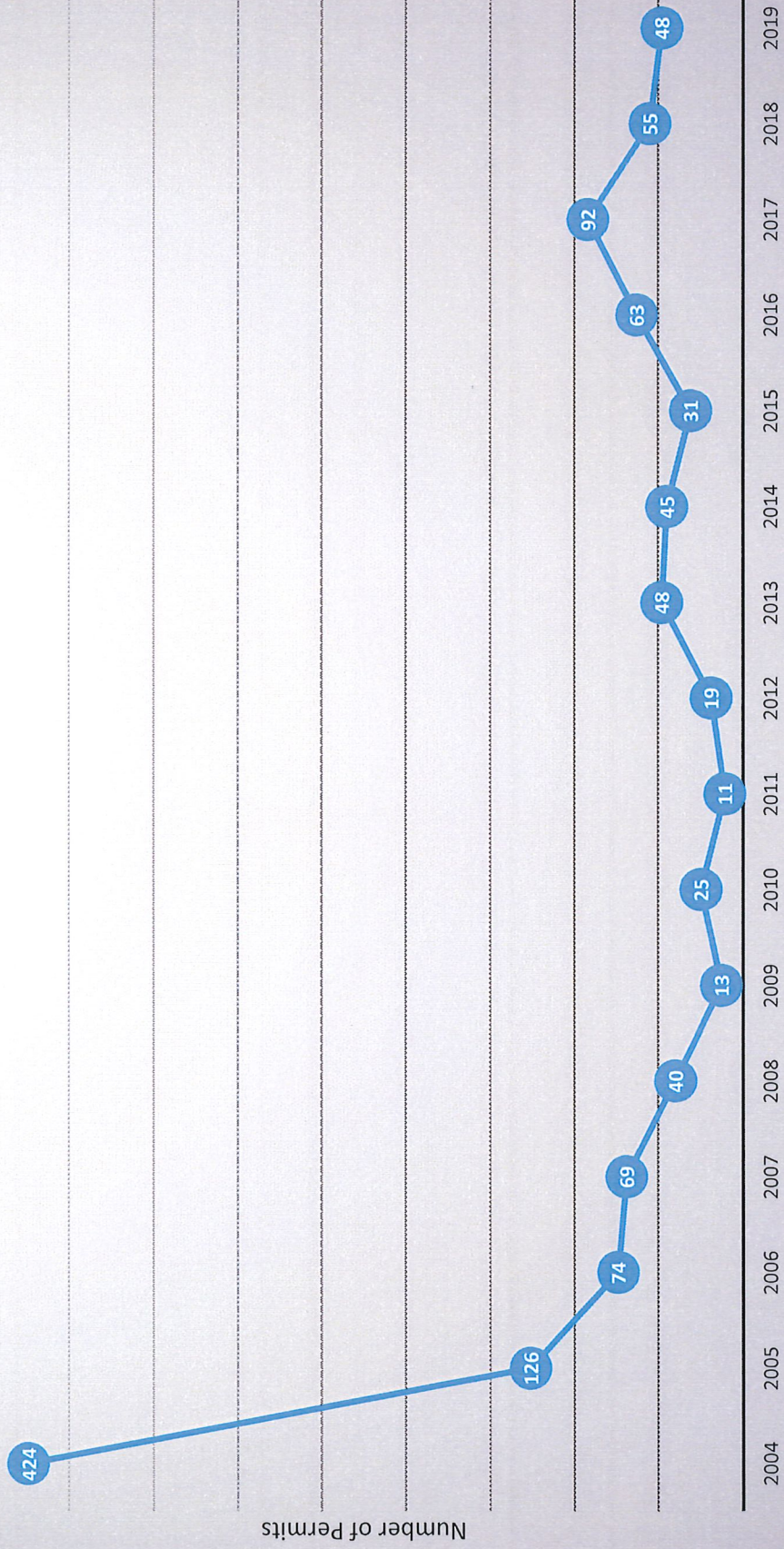
**15,452** Total Improved Residential Parcels (Not Exempt)

AVERAGE ASSESSED VALUE OF IMPROVED RESIDENTIAL PROPERTY:	<b>83,149</b>
ESTIMATED AVERAGE TRUE CASH VALUE:	<b>166,298</b>

# Histogram of Residential Improved Assessments



## Residential New Single Family New Construction Permits



**LARGEST IMPROVED RESIDENTIAL SALES  
FOR 2019**

<b>PARCEL ID</b>	<b>STREET ADDRESS</b>	<b>SALE PRICE</b>	<b>SQUARE FOOTAGE</b>	<b>STYLE</b>	<b>SUB</b>
K-11-21-100-008	7655 S. Huron River Dr.	\$ 582,500	2,893	1 Story	Water Front
K -11-22-200-015	8411 S. Huron River Dr.	\$ 550,000	1,742	1 Story	Water Front
K -11-30-200-050	6487 Munger Rd.	\$ 392,000	2,430	1 1/2 Story	Acreage
K -11-22-250-015	8181 Lake Crest Dr.	\$ 390,000	2,126	Tri-Level	Water Front
K -11-20-278-001	5424 Pineview Dr.	\$ 380,000	2,478	2 Story	Pineview Area
K -11-27-406-126	8830 Lakeway Ct.	\$ 370,000	3,188	2 Story	Creekside Village West
K -11-27-404-086	6766 Loon Hollow Ct.	\$ 369,900	3,210	2 Story	Creekside Village West
K -11-18-451-011	5523 Morgan Rd.	\$ 360,000	1,809	1 Story	Acreage
K -11-26-320-003	9208 White Tail Rd.	\$ 359,990	2,866	2 Story	Village at Majestic Lakes
K -11-27-406-116	6844 Lakeway St.	\$ 358,500	3,202	2 Story	Creekside Village West
K -11-19-100-009	5531 Ellis Rd.	\$ 355,000	2,312	Bi-Level	Acreage
K -11-31-300-036	7905 Munger Rd.	\$ 352,900	2,458	1 Story	Acreage
K -11-27-406-120	8859 Lakeway Ct	\$ 350,000	3,039	2 Story	Creekside Village West
K -11-27-405-098	6692 Lakeway St.	\$ 350,000	3,017	2 Story	Creekside Village West
K -11-28-112-128	8033 Eden Ct.	\$ 345,000	2,933	2 Story	Partridge Creek North
K -11-26-330-003	9050 Country View Dr.	\$ 342,085	3,039	2 Story	Majestic Lakes
K -11-26-330-001	9010 Country View Dr.	\$ 340,760	3,217	2 Story	Majestic Lakes
K -11-26-320-012	9070 White Tail Ct.	\$ 340,325	2,986	2 Story	Village at Majestic Lakes
K -11-28-111-120	8017 Pebblestone Dr.	\$ 330,000	2,903	2 Story	Partridge Creek North
K -11-27-406-108	8810 Prairie St.	\$ 330,000	3,205	2 Story	Creekside Village West

**LARGEST IMPROVED COMMERCIAL & INDUSTRIAL SALES  
2019 SALES**

**COMMERCIAL SALES**

<b>PARCEL ID</b>	<b>STREET ADDRESS</b>	<b>SALE PRICE</b>	<b>COMMERCIAL USE</b>
K-11-25-300-006 K-11-36-200-035	6988 McKean Rd 6988 McKean Rd	\$ 24,882,503	Moble Home Park: Swan Creek
K-11-10-205-016 K-11-10-205-017	815 George Pl 825 George Pl	\$ 2,800,000	Apartments- George Place Apts
K-11-06-378-025	2780 Packard Rd	\$ 2,060,480	Office, Dental
K-11-38-150-008	1275 S Huron St	\$ 2,000,000	Conference Center
K-11-06-374-007	2950 Packard Rd	\$ 740,000	Office, Medical
K-11-03-477-015	665 N Miami St	\$ 690,000	Apartment: N Miami St
K-11-10-464-001	1024 Ecorse Rd	\$ 606,000	Gas Station, Restaurant
K-11-06-304-004	2675 Washtenaw Rd	\$ 500,000	Mini Golf/ Arcade
K-11-06-373-004	3060 Packard Rd	\$ 450,000	Office, Dental
K-11-06-305-009	2469 Washtenaw Rd	\$ 400,000	Restaurant
K-11-11-335-025	1480 Parkwood Ave	\$ 400,000	Apartment: Parkwood Ave
K-11-11-359-027 K-11-11-361-001	1486 Ecorse Rd 1474 Ecorse Rd	\$ 375,000	Shopping Center, Neighborhood
K-11-10-205-025	829 E Michigan Ave	\$ 355,000	Motel: Your Motel
K-11-06-461-014	2310 Packard Rd	\$ 275,000	Office Building

**INDUSTRIAL SALES**

<b>PARCEL ID</b>	<b>STREET ADDRESS</b>	<b>SALE PRICE</b>	<b>INDUSTRIAL USE</b>
K-11-13-256-002 K-11-13-200-001	2555 State St 2575 State St	\$ 450,000	Vacant Land: IC
K-11-13-232-003	1160 Watson Ave	\$ 290,000	B & W Tool Co.
K-11-01-300-022	2750 E Michigan Ave	\$ 155,000	Vacant Land: I1

**2019**  
**HABITAT FOR HUMANITY**  
**RESIDENTIAL HOMES**

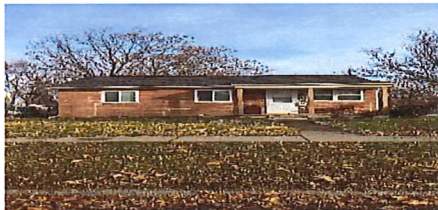
**In 2019 Habitat for Humanity sold 15 homes in Ypsilanti Township**  
**Average sales price: \$133,000**  
**Average Taxable/SEV value: \$66,500**  
(Below are examples of four of those homes.)



**K-11-02-305-002    1676 Holmes Rd**  
  
10/2016 Sold from Ypsilanti Township to Habitat **\$20,457**  
01/2019 Sold from Habitat to Homeowner **\$107,900**



**K-11-11-384-020    830 Calder Ave**  
  
07/2017 Sold from Ypsilanti Township to Habitat **\$9,291**  
04/2019 Sold from Habitat to Homeowner **\$119,900**



**K-11-11-435-017    679 Calder Ave**  
  
10/2017 Sold from Ypsilanti Township to Habitat **\$12,645**  
02/2019 Sold from Habitat to Homeowner **\$114,900**



**K-11-39-356-031    1540 McCarthy St (New Home Build)**  
  
07/2015 Sold from Ypsilanti Township to Habitat **\$2,391**  
02/2019 Sold from Habitat to Homeowner **\$165,000**



**2020**  
**Personal Property Exemption Impact**

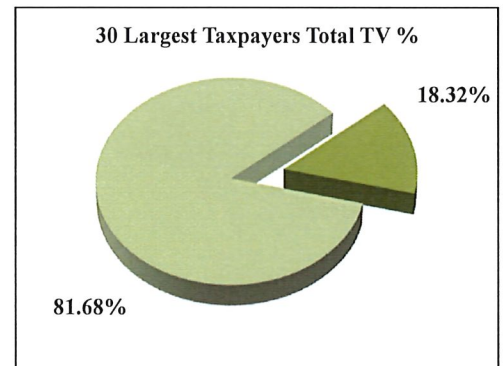
<b>Impact Since Inception</b>			
	<b>Taxable Value Loss</b>	<b>Small Business Exemption</b>	<b>EMPP Exemption</b>
<b>2013</b>	<b>Base Year</b>	<b>0</b>	<b>0</b>
<b>* 2014</b>	<b>1,618,860</b>	<b>349</b>	<b>0</b>
<b>2015</b>	<b>4,747,910</b>	<b>388</b>	<b>0</b>
<b>** 2016</b>	<b>10,410,960</b>	<b>434</b>	<b>17</b>
<b>2017</b>	<b>928,810</b>	<b>474</b>	<b>19</b>
<b>2018</b>	<b>No Loss</b>	<b>539</b>	<b>27</b>
<b>2019</b>	<b>No Loss</b>	<b>587</b>	<b>27</b>
<b>2020</b>	<b>No Loss</b>	<b>625</b>	<b>25</b>

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

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

**30 LARGEST TAXPAYERS**  
2020 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	1,914,003	54,950,500	56,864,503	\$ 3,252,887
Nexus Gas Company	108,523	37,281,800	37,390,323	\$ 2,550,460
DTE Electric Co	215,493	16,362,700	16,578,193	\$ 1,100,652
LITW LLC- Lake in the Woods Apts	15,718,688	309,900	16,028,588	\$ 983,221
Wolverine Pipeline	-	11,510,600	11,510,600	\$ 781,834
Aspen Chase Apts	10,075,788	390,000	10,465,788	\$ 706,345
Nautica Pointe One Apts	7,957,198	100,200	8,057,398	\$ 525,864
Ford Motor Co	7,000,290	1,141,000	8,141,290	\$ 505,170
MFS Ypsilanti Holdings-Marriot Hotel	6,289,175	940,000	7,229,175	\$ 479,856
Orchard Square- Roundtree Place	6,584,300	-	6,584,300	\$ 447,324
MDA Information Syst/ St. Clair	6,370,200	74,600	6,444,800	\$ 436,952
Willow Run Business Center	5,751,069	-	5,751,069	\$ 381,954
Villas Apartments LLC	4,917,497	191,000	5,108,497	\$ 344,769
Village Grove of Ypsilanti- Apts	4,461,589	203,600	4,665,189	\$ 342,492
Benchmark Chestnut Lake Apts: aka Maplewood	4,793,413	141,500	4,934,913	\$ 333,570
International Transmission Co	1,433,238	5,073,400	6,506,638	\$ 327,177
Wimcore Portfolio- Eby Brown	3,060,978	1,841,600	4,902,578	\$ 318,288
Loop Country Meadows Apts	4,382,498	40,000	4,422,498	\$ 299,976
Sun Lakeview LLC- MH Park	4,521,953	-	4,521,953	\$ 295,799
Anderson Villas LLC	3,599,259	151,000	3,750,259	\$ 275,475
Yes Acquisitions- Swan Creek- MH Park	4,168,500	-	4,168,500	\$ 272,678
Woods of Roundtree Apts	3,777,047	114,000	3,891,047	\$ 262,982
Benchmark Fariway Trails Apts	3,566,161	75,100	3,641,261	\$ 246,479
JMDH Restaurant Depot	3,113,248	610,700	3,723,948	\$ 245,669
Arbor One 18- University Green Apts	3,386,748	185,900	3,572,648	\$ 240,488
Schooner Cover Apts	3,388,511	216,300	3,604,811	\$ 233,210
Avanath Ford Lake GP- Ford Lake Lndg Apts	3,400,475	62,800	3,463,275	\$ 225,793
Orphic Ypsilanti- Bosal Industries	2,734,078	676,400	3,410,478	\$ 215,467
Schooner Cover I	3,197,453	-	3,197,453	\$ 209,158
Airport Industrial Center	2,826,760	-	2,826,760	\$ 209,005
<b>TOTALS :</b>	<b>132,714,133</b>	<b>132,644,600</b>	<b>265,358,733</b>	<b>\$ 17,050,994</b>



Ad Valorem Township Millage Rates : 14.8318  
ACT 198 IFT Township Millage Rates : 7.4159

Township Tax Dollars  
\$3,935,748  
\$ -  
**TOTAL TOWNSHIP TAX DOLLARS : \$3,935,748**

## 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
2020	1.019	1.9% Increase