

CHARTER TOWNSHIP OF YPSILANTI

2021 ASSESSMENT DATA



NORTH BAY PARK

DEPARTMENTAL CORRESPONDENCE

DATE: May 1, 2021
TO: BRENDA STUMBO, SUPERVISOR
FROM: LINDA GOSSELIN, ASSESSOR
BRIAN MCCLEERY, DEPUTY ASSESSOR
SUBJECT: 2021 ASSESSMENT YEAR

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 a total of 132 appeals. Of these appeals, 17 were virtual appearance appeals and 115 were write-in appeals. The Board of Review granted 7 Poverty Exemptions and 84 Disabled Veteran Exemptions.
- The **2021 State Equalized Value:**
2,028,686,000 – Overall increase from 2020 of 7.30%.
- The **2021 Taxable Value:**
1,509,216,773 – Overall increase from 2020 of 4.20%.
- The **2021 Act 198 – IFT Taxable Value:**
943,335 – Overall decrease from 2020 of 4.89%.

2021 AD VALOREM TOTALS

Real Property

	2020 SEV	2021 SEV	2020 TAXABLE	2021 TAXABLE
Agricultural	4,023,300	4,083,700	3,089,964	3,161,050
Commercial	342,938,700	364,894,300	256,489,539	276,212,675
Industrial	76,431,400	77,029,900	67,711,418	68,769,943
Residential	1,302,449,400	1,422,545,000	956,270,037	1,000,940,005
TOTAL	1,725,842,800	1,868,552,900	1,283,560,958	1,349,083,673

Personal Property

	2020 SEV	2021 SEV	2020 TAXABLE	2021 TAXABLE
Commercial	30,860,900	30,085,500	30,860,900	30,085,500
Industrial	46,318,500	40,044,300	46,318,500	40,044,300
Utilitiy	87,658,500	90,003,300	87,658,500	90,003,300
TOTAL	164,837,900	160,133,100	164,837,900	160,133,100

TOTAL AD VALOREM	1,890,680,700	2,028,686,000	1,448,398,858	1,509,216,773
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2021 SPECIAL ACTS TOTALS

Real Property

	2020 SEV	2021 SEV	2020 TAXABLE	2021 TAXABLE
I.F.T. Parcels	936,100	919,600	922,897	907,735

Personal Property

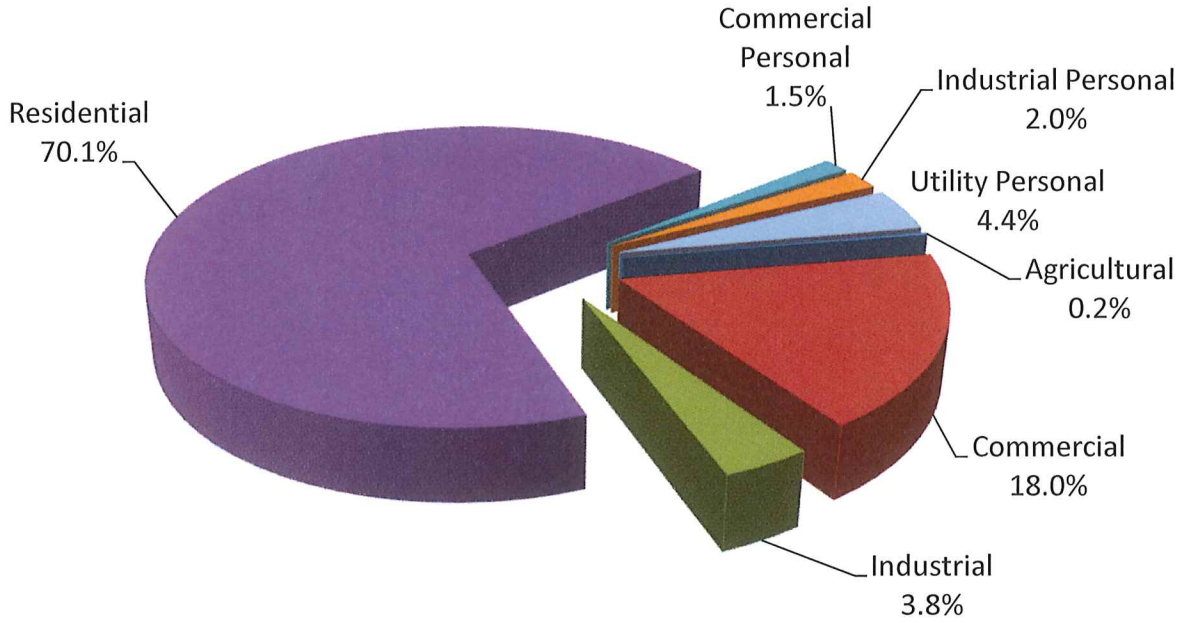
	2020 SEV	2021 SEV	2020 TAXABLE	2020 TAXABLE
I.F.T. Parcels	68,900	35,600	68,900	35,600

TOTAL SPECIAL ACTS	1,005,000	955,200	991,797	943,335
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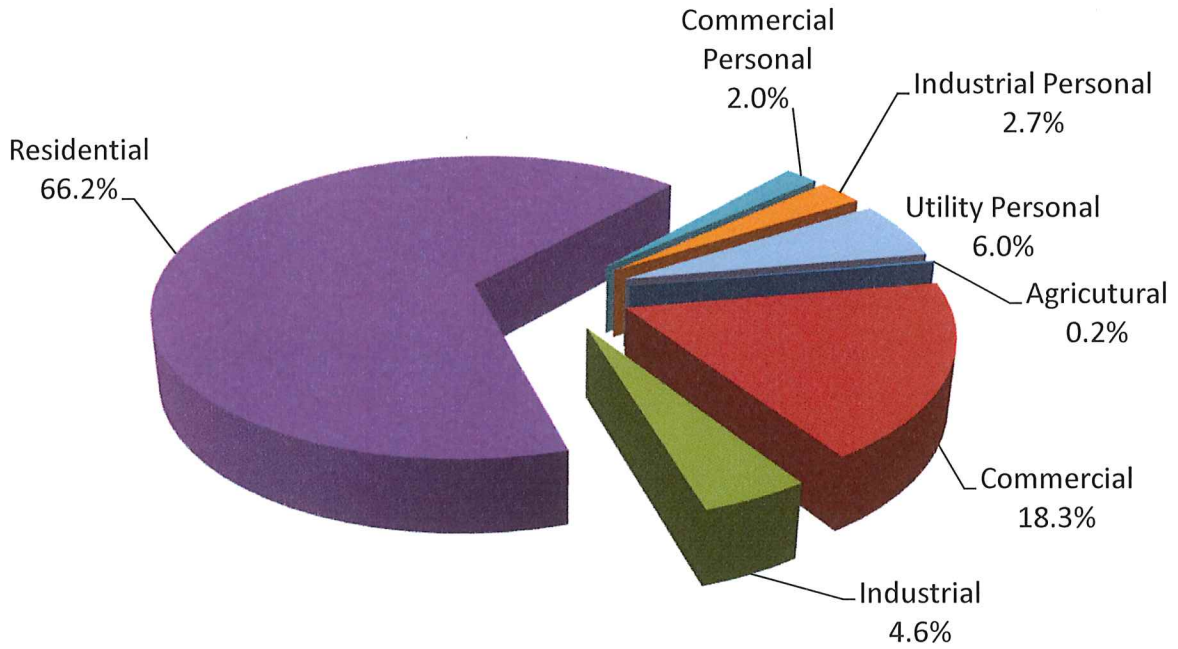
GRAND TOTAL AD VALOREM & SPECIAL ACTS	1,891,685,700	2,029,641,200	1,449,390,655	1,510,160,108
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	TAXABLE VALUE
2021 PILOT - HOLY CREEK NON PROFIT	2,336,200
2021 RENAISSANCE ZONE - ACM	27,218,688
TOTAL TAXABLE	29,554,888 **
**VALUES TO BE IDENTIFIED ON THE L-4029 AND REMOVED FOR BUDGET PREPARATION.	

State Equalized Value by Property Class



Taxable Value by Property Class



**2021 SUMMARY
CHANGE IN ASSESSED AND TAXABLE VALUE**

TOTAL REAL PROPERTY				
ASSESSED VALUE			TAXABLE VALUE	
1,868,552,900	(2021)		1,349,083,673	
- 1,725,842,800	(2020)		- 1,283,560,958	
142,710,100		8.27% Increase	65,522,715	5.10% Increase

TOTAL PERSONAL PROPERTY				
ASSESSED VALUE			TAXABLE VALUE	
160,133,100	(2021)		160,133,100	
- 164,837,900	(2020)		- 164,837,900	
-4,704,800		2.85% Decrease	-4,704,800	2.85% Decrease

TOTAL				
ASSESSED VALUE			TAXABLE VALUE	
2,028,686,000	(2021)		1,509,216,773	
- 1,890,680,700	(2020)		- 1,448,398,858	
138,005,300		7.30% Increase	60,817,915	4.20% Increase

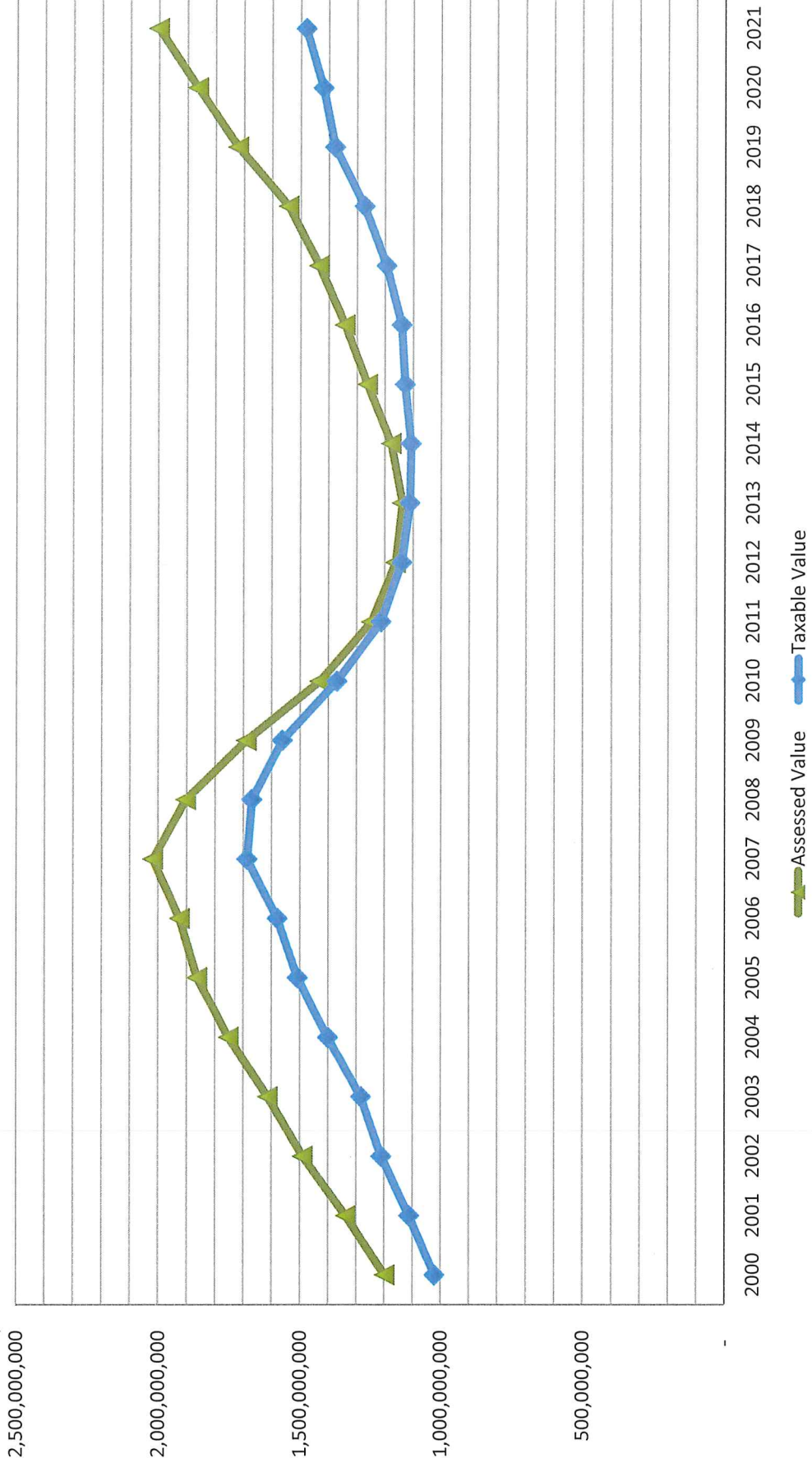
SPECIAL ACTS				
ASSESSED VALUE			TAXABLE VALUE	
955,200	(2021)		943,335	
- 1,005,000	(2020)		- 991,797	
-49,800		4.96% Decrease	-48,462	4.89% Decrease

GRAND TOTAL				
ASSESSED VALUE			TAXABLE VALUE	
2,029,641,200	(2021)		1,510,160,108	
- 1,891,685,700	(2020)		- 1,449,390,655	
137,955,500		7.29% Overall Increase	60,769,453	4.19% Overall Increase

		TAXABLE VALUE
2021 PILOT - HOLY CREEK NON PROFIT		2,336,200
2021 RENAISSANCE ZONE - ACM		<u>27,218,688</u>
TOTAL TAXABLE		29,554,888 **

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

Assessed & Taxable Value Trends



COMPARATIVE TAXABLE VALUE TOTALS SINCE 2007

2021 TAXABLE VALUE

RESIDENTIAL	1,000,940,005		1,000,940,005
COMMERCIAL	276,212,675		276,212,675
INDUSTRIAL	68,769,943		42,694,055
AGRICULTURAL	3,161,050		3,161,050
PERSONAL PROPERTY	<u>160,133,100</u>		<u>158,990,300</u>
TOTAL	1,509,216,773	-27,218,688 (Rn Zone)	1,481,998,085 (+4.09%)

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	<u>164,837,900</u>		<u>163,611,400</u>
TOTAL	1,448,398,858	-26,993,722 (Rn Zone)	1,421,405,136 (+3.05%)

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	1,405,559,112	-26,285,276 (Rn Zone)	1,379,273,836 (+8.23%)

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	1,289,879,967	-15,466,508 (Rn Zone)	1,274,413,459 (+6.61%)

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	1,195,348,873 (+4.77%)		

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	1,140,884,124 (+1.10%)		

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	1,128,522,021 (+1.89%)		

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	1,107,612,771 (-.37%)		

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	1,111,724,251 (-2.53%)

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	1,140,529,055 (-6.09%)

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	1,214,542,867 (-11.39%)

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	1,370,680,586 (-12.36%)

2009 TAXABLE VALUE

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

2008 TAXABLE VALUE

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

2007 TAXABLE VALUE

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

2007 TAXABLE VALUE

RESIDENTIAL	1,088,731,664
COMMERCIAL	248,064,919
INDUSTRIAL	98,188,379
AGRICULTURAL	1,525,154
PERSONAL PROPERTY	<u>239,679,400</u>
TOTAL	1,687,486,253

2021 TAXABLE VALUE

RESIDENTIAL	1,000,940,005	(8.06%)
COMMERCIAL	276,212,675	11.35%
INDUSTRIAL	42,694,055	(56.52%)
AGRICULTURAL	3,161,050	107.26%
PERSONAL PROPERTY	<u>158,990,300</u>	(33.67%)
TOTAL	1,481,998,085	(12.18%)

**2021 Taxable Value
Principal Residence vs. Non Principal Residence
Residential Properties**

Total Residential Taxable Value

1,000,940,005

Total Residential Parcel Count

17,732

Ypsilanti Community Schools - YP

Taxable Value = 311,238,608

Parcel Count = 5,285

Principal Residence Taxable Value

269,901,559 / **86.7%**

Non-Principal Residence Taxable Value

41,557,799 / **13.3%**

Ypsilanti Community Schools - WR

Taxable Value = 97,154,976

Parcel Count = 3,757

Principal Residence Taxable Value

66,150,583 / **68.0%**

Non-Principal Residence Taxable Value

31,094,828 / **32.0%**

Lincoln Consolidated Schools

Taxable Value = 542,873,878

Parcel Count = 7,141

Principal Residence Taxable Value

505,481,906 / **93.1%**

Non-Principal Residence Taxable Value

37,391,972 / **6.9%**

Van Buren Public Schools

Taxable Value = 46,672,543

Parcel Count = 1,549

Principal Residence Taxable Value

34,222,731 / **68.9%**

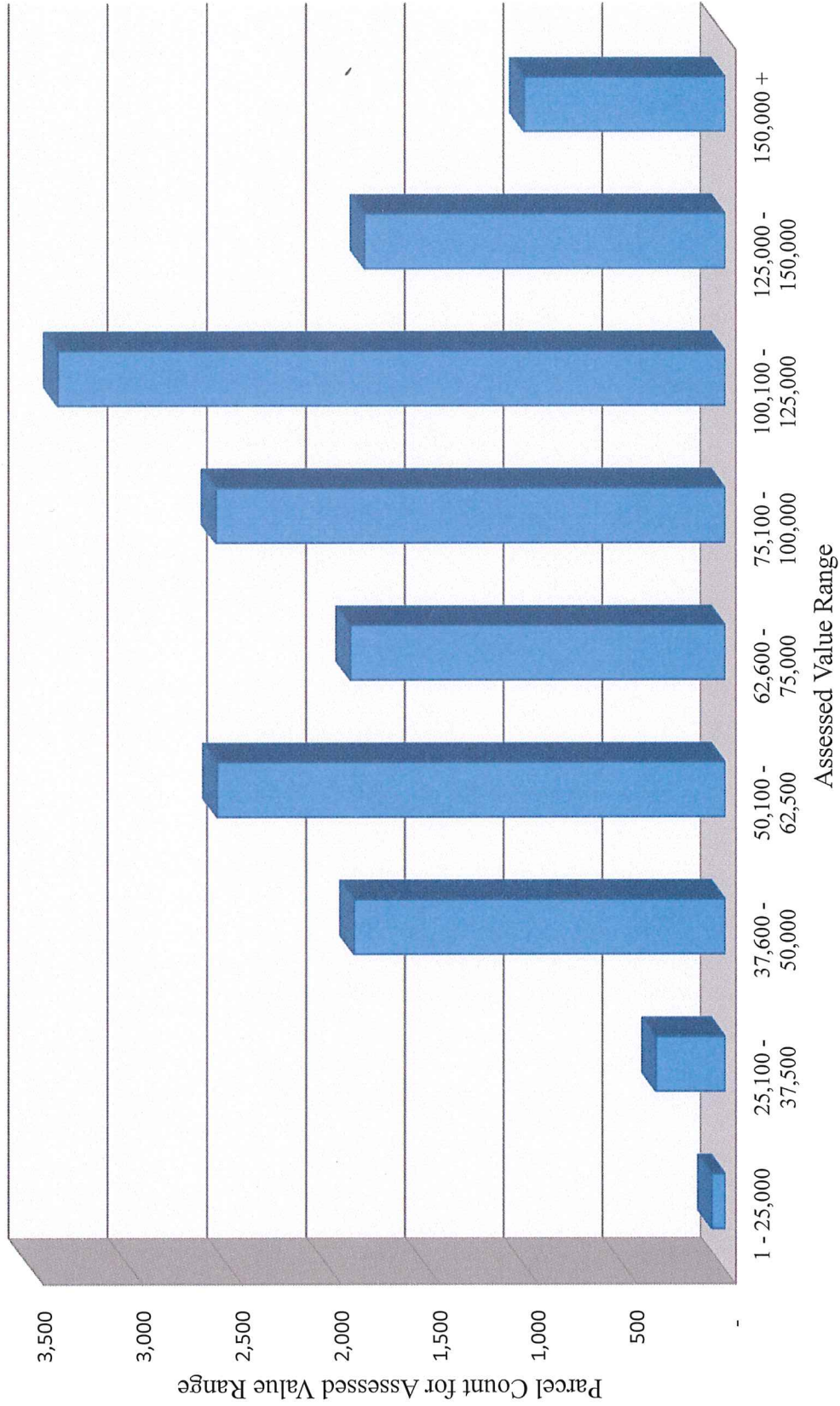
Non-Principal Residence Taxable Value

15,449,812 / **31.1%**

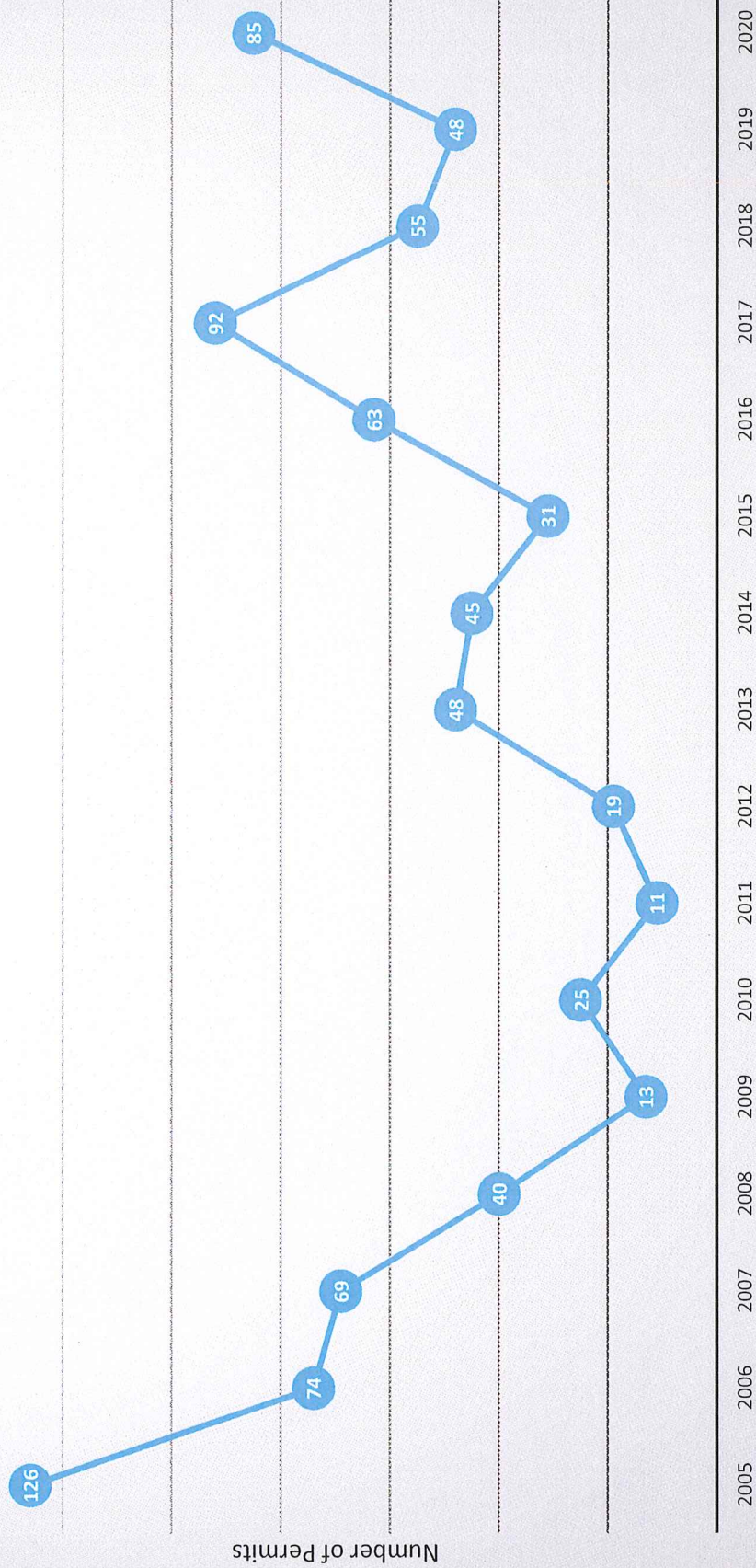
2021 RANGE OF RESIDENTIAL ASSESSMENTS

<u>ASSESSED VALUE RANGE</u>	<u>PARCEL COUNT</u>	<u>TOTAL ASSESSED VALUE</u>	<u>AVG. IMPROVED ASSESSMENT</u>	<u>% OF TOTAL IMPROVED</u>
1 - 25,000				
IMPROVED	68	1,458,400		
VACANT	577	7,782,500		
TOTAL PARCELS	645	9,240,900	21,447	0.44%
25,100 - 37,500				
IMPROVED	352	11,967,900		
VACANT	101	3,057,700		
TOTAL PARCELS	453	15,025,600	34,000	2.26%
37,600 - 50,000				
IMPROVED	1,883	85,362,000		
VACANT	43	1,866,000		
TOTAL PARCELS	1,926	87,228,000	45,333	12.08%
50,100 - 62,500				
IMPROVED	2,573	144,104,200		
VACANT	13	737,100		
TOTAL PARCELS	2,586	144,841,300	56,006	16.51%
62,600 - 75,000				
IMPROVED	1,902	131,016,900		
VACANT	6	415,400		
TOTAL PARCELS	1,908	131,432,300	68,884	12.21%
75,100 - 100,000				
IMPROVED	2,580	224,172,600		
VACANT	4	337,600		
TOTAL PARCELS	2,584	224,510,200	86,889	16.56%
100,100 - 125,000				
IMPROVED	3,376	378,785,800		
VACANT	4	445,300		
TOTAL PARCELS	3,380	379,231,100	112,200	21.66%
125,100 - 150,000				
IMPROVED	1,829	247,698,800		
VACANT	3	411,300		
TOTAL PARCELS	1,832	248,110,100	135,429	11.74%
150,100 +				
IMPROVED	1,020	180,570,500		
VACANT	8	2,355,000		
TOTAL PARCELS	1,028	182,925,500	177,030	6.55%
				<hr/> 100.00%
AVERAGE ASSESSED VALUE OF IMPROVED RESIDENTIAL PROPERTY:			90,171	
ESTIMATED AVERAGE TRUE CASH VALUE:			180,342	

Histogram of Residential Improved Assessments



Residential New Single Family New Construction Permits



**LARGEST IMPROVED RESIDENTIAL SALES
FOR 2020**

<u>PARCEL ID</u>	<u>STREET ADDRESS</u>	<u>SALE PRICE</u>	<u>SQUARE FOOTAGE</u>	<u>STYLE</u>	<u>SUBDIVISION</u>
K -11-19-400-026	5610 ELLIS	\$595,000	2,480	1 3/4 Story	Acreage
K -11-19-400-035	2304 RIVENDELL	\$585,000	2,830	2 Story	Acreage
K -11-28-300-060	6664 WHITTAKER	\$549,900	1,984	1 Story	Acreage
K -11-22-200-006	8303 S HURON RIVER	\$507,000	2,259	2 Story	Waterfront
K -11-15-435-011	1010 GROVE	\$474,000	2,241	1 Story	Waterfront
K -11-32-200-056	6380 MERRITT	\$470,000	2,010	1 Story	Acreage
K -11-19-300-034	5345 TEXTILE	\$460,000	2,720	2 Story	Acreage
K -11-19-200-006	5500 MORGAN	\$448,500	3,452	2 Story	Acreage
K -11-28-300-062	6558 WHITTAKER	\$420,000	2,987	2 Story	Acreage
K -11-31-200-033	5126 MERRITT	\$419,900	3,216	2 Story	Acreage
K -11-27-410-196	6810 LOON HOLLOW	\$385,000	3,210	2 Story	Creekside Village West
K -11-27-405-103	8837 PRAIRIE	\$370,000	2,770	2 Story	Creekside Village West
K -11-30-300-056	5120 BULL RUN	\$370,000	2,758	2 Story	Acreage
K -11-27-409-179	8864 INDIGO	\$367,900	2,680	2 Story	Creekside Village West
K -11-35-110-101	7227 COLCHESTER	\$359,900	2,962	2 Story	Tremont Park Sub
K -11-27-407-148	6906 PLAINVIEW	\$355,000	2,780	2 Story	Creekside Village West
K -11-31-300-037	5070 CHATFIELD	\$350,000	2,346	2 Story	Acreage
K -11-20-305-010	5653 S EAGLE	\$349,900	1,731	1 Story	Pineview Golf Estates
K -11-27-403-042	8893 INDIGO	\$341,500	2,393	2 Story	Creekside Village West
K -11-27-403-038	8951 INDIGO	\$341,000	2,384	2 Story	Creekside Village West

**LARGEST IMPROVED COMMERCIAL & INDUSTRIAL SALES
2020 SALES**

COMMERCIAL SALES

PARCEL ID	STREET ADDRESS	SALE PRICE	COMMERCIAL USE
K-11-24-400-004	10885 Textile Rd	\$ 5,500,000	Warehouse Storage
K-11-06-325-031	3020 Washtenaw Rd	\$ 3,340,000	Market
K-11-01-340-014	2500 Holmes Rd	\$ 1,700,000	Mobile Home Park
K-11-07-465-026	2200 Ellsworth Rd	\$ 1,100,000	Convenience Store
K-11-17-363-026	435 Joe Hall Dr	\$ 875,000	Light Manufacturing
K-11-06-325-034	3090 Washtenaw Rd	\$ 850,000	Automotive Center
K-11-06-478-001	2169 Washtenaw Rd	\$ 750,000	Vacant Lot- Gas Station
K-11-06-460-011	2444 Packard Rd	\$ 660,000	Medical- Office Building
K-11-06-304-001	2649 Washtenaw Rd	\$ 500,000	Restaurant
K-11-03-400-009	1236 Holmes Rd	\$ 419,000	Apartment
K-11-36-400-010	10591 Bemis Rd	\$ 400,000	Private Airport
K-11-36-400-011	7790 Rawsonville Rd		
K-11-06-305-010	2555 Washtenaw Rd	\$ 385,000	Garage- Mini Lube
K-11-11-271-009	300 S Ford Blvd	\$ 330,000	Warehouse Storage
K-11-10-280-014	850 Minion St	\$ 325,000	Garage- Service
K-11-11-335-015	1497 Ecorse Rd	\$ 280,000	Restaurant/ Car Wash

INDUSTRIAL SALES

PARCEL ID	STREET ADDRESS	SALE PRICE	INDUSTRIAL USE
K11-02-400-003	2085 E Michigan Ave	\$ 16,511,270	Warehouse Distribution
K-11-10-280-016	924 Minion St	\$ 575,000	Industrial- Light Manufacturing
K-11-13-333-013	1620 Beverly Ave	\$ 300,000	Industrial- Light Manufacturing
K-11-13-382-004	2574 State St	\$ 300,000	Scrap Yard- Pole Barn

2020
HABITAT FOR HUMANITY
RESIDENTIAL HOMES

In 2020 Habitat for Humanity sold 8 homes in Ypsilanti Township
Average sales price: \$142,175
Average Taxable/SEV value: \$71,050
(Below are examples of four of those homes.)



K-11-02-308-020 1636 Bailey St
10/2017 Sold from Ypsilanti Township to Habitat **\$10,642**
11/2020 Sold from Habitat to Homeowner **\$134,900**



K-11-14-281-017 1601 Foley Ave
10/2018 Sold from Ypsilanti Township to Habitat **\$19,974**
06/2020 Sold from Habitat to Homeowner **\$164,900**



K-11-10-210-006 60 Campbell Ave
06/2018 Sold from Homeowner to Habitat **\$35,000**
09/2020 Sold from Habitat to Homeowner **\$137,900**



K-11-01-204-016 2817 Appleridge St
08/2018 Sold from Homeowner to Habitat **\$35,000**
12/2020 Sold from Habitat to Homeowner **\$129,900**

2021
Personal Property Exemption Impact

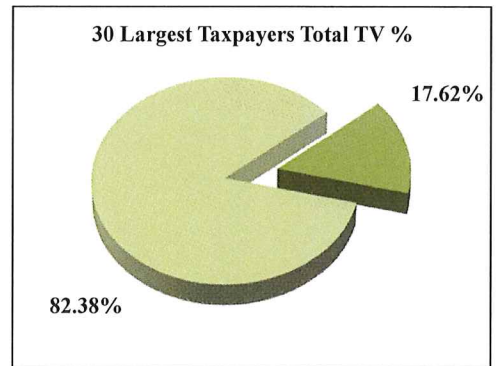
Impact Since Inception		
	Small Business Exemption	EMPP Exemption
2013	0	0
* 2014	349	0
2015	388	0
** 2016	434	17
2017	474	19
2018	539	27
2019	587	27
2020	625	25
2021	662	22

Refund from State for Local Community Stabilization (Debt Loss Reimbursement)		
	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	\$67,554 Received
2020	\$0	\$67,554 Received
2021	\$0	Distributed Februray 2022

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

30 LARGEST TAXPAYERS
2021 TAXABLE VALUE & TAX DOLLARS

Property Owner / Business	Taxable Value	Taxable Value	Total Taxable Value	Taxes at Various Mills (Tax Rates Listed Below)
	Real Property (Bldg & Land)	Personal (Machines & Equipment)		
DTE Gas Company	1,940,798	54,083,500	56,024,298	\$ 3,282,731
Nexus Gas Company	110,042	35,061,500	35,171,542	\$ 2,397,291
DTE Electric Co	214,604	16,752,200	16,966,804	\$ 1,127,988
LITW LLC- Lake in the Woods Apts	15,844,775	346,500	16,191,275	\$ 989,795
Wolverine Pipeline	-	12,126,900	12,126,900	\$ 825,522
Aspen Chase Apts	10,216,847	390,000	10,606,847	\$ 717,547
Nautica Pointe One Apts	9,556,300	126,900	9,683,200	\$ 633,364
Ford Motor Co	7,098,294	16,000	7,114,294	\$ 466,070
MFS Ypsilanti Holdings-Marriot Hotel	6,060,103	940,000	7,000,103	\$ 465,361
Orchard Square- Roundtree Place	6,502,500	-	6,502,500	\$ 442,759
MDA Information Syst/ St. Clair	6,370,200	57,400	6,427,600	\$ 436,282
Willow Run Business Center	5,831,582	-	5,831,582	\$ 386,992
Avanath Ford Lake GP- Ford Lake Lndg Apts	5,603,161	66,400	5,669,561	\$ 370,933
Villas Apartments LLC	4,986,341	191,000	5,177,341	\$ 350,236
Village Grove of Ypsilanti- Apts	4,524,051	204,500	4,728,551	\$ 347,887
Benchmark Chestnut Lake Apts: aka Maplewood	4,860,520	141,500	5,002,020	\$ 338,893
NMPFEB- Eby Brown	3,080,500	1,835,300	4,915,800	\$ 320,167
Loop Country Meadows Apts	4,443,852	36,300	4,480,152	\$ 304,621
Sun Lakeview LLC- MH Park	4,585,260	-	4,585,260	\$ 300,636
VTP AT LP- University Green Apts	4,182,000	185,900	4,367,900	\$ 295,182
Anderson Villas LLC	3,649,648	151,000	3,800,648	\$ 279,780
Yes Acquisitions- Swan Creek- MH Park	4,226,858	-	4,226,858	\$ 277,137
Woods of Roundtree Apts	3,829,925	114,000	3,943,925	\$ 267,176
Charter Development Company	3,782,327	-	3,782,327	\$ 257,541
Benchmark Fariway Trails Apts	3,616,086	75,100	3,691,186	\$ 250,434
JMDH Restaurant Depot	3,156,833	517,200	3,674,033	\$ 243,961
Schooner Cover Apts	3,436,950	216,300	3,653,250	\$ 236,933
International Transmission Co	4,146	4,658,901	4,663,047	\$ 222,283
Schooner Cover I	3,242,217	-	3,242,217	\$ 212,579
Airport Industrial Center	2,866,334	-	2,866,334	\$ 212,368
TOTALS :	137,823,054	128,294,301	266,117,355	\$ 17,260,449



Ad Valorem Township Millage Rates : 14.7937
ACT 198 IFT Township Millage Rates : 7.39685

Township Tax Dollars
\$3,936,860
\$ -
TOTAL TOWNSHIP TAX DOLLARS : \$3,936,860

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
2021	1.014	1.4% Increase