

CHARTER TOWNSHIP OF YPSILANTI

2022 ASSESSMENT DATA



Civic Center Mural

Artist Gary Horton

DEPARTMENTAL CORRESPONDENCE

DATE: May 1, 2022
TO: BRENDA STUMBO, SUPERVISOR
FROM: LINDA GOSSELIN, ASSESSOR
BRIAN MCCLEERY, DEPUTY ASSESSOR
SUBJECT: 2022 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 139 appeals. Of these appeals, 15 were In-Person appearance appeals and 124 were write-in appeals. The Board of Review granted 8 Poverty Exemptions and 97 Disabled Veteran Exemptions.
- The **2022 State Equalized Value:**
2,168,112,300– Overall increase from 2021 of 6.87%.
- The **2022 Taxable Value:**
1,593,905,682– Overall increase from 2021 of 5.61%.
- The **2022 Act 198 – IFT Taxable Value:**
941,833 – Overall **decrease** from 2021 of .16%.

2022 AD VALOREM TOTALS

Real Property

	2021 SEV	2022 SEV	2021 TAXABLE	2022 TAXABLE
Agricultural	4,083,700	4,082,500	3,161,050	3,232,469
Commercial	364,894,300	398,696,500	276,212,675	292,942,499
Industrial	77,029,900	78,013,300	68,769,943	70,020,372
Residential	1,422,545,000	1,532,331,300	1,000,940,005	1,072,721,642
TOTAL	1,868,552,900	2,013,123,600	1,349,083,673	1,438,916,982

Personal Property

	2021 SEV	2022 SEV	2021 TAXABLE	2022 TAXABLE
Commercial	30,085,500	29,439,600	30,085,500	29,439,600
Industrial	40,044,300	38,272,300	40,044,300	38,272,300
Utilitiy	90,003,300	87,276,800	90,003,300	87,276,800
TOTAL	160,133,100	154,988,700	160,133,100	154,988,700

TOTAL AD VALOREM	2,028,686,000	2,168,112,300	1,509,216,773	1,593,905,682
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2022 SPECIAL ACTS TOTALS

Real Property

	2021 SEV	2022 SEV	2021 TAXABLE	2022 TAXABLE
I.F.T. Parcels	919,600	917,800	907,735	909,133

Personal Property

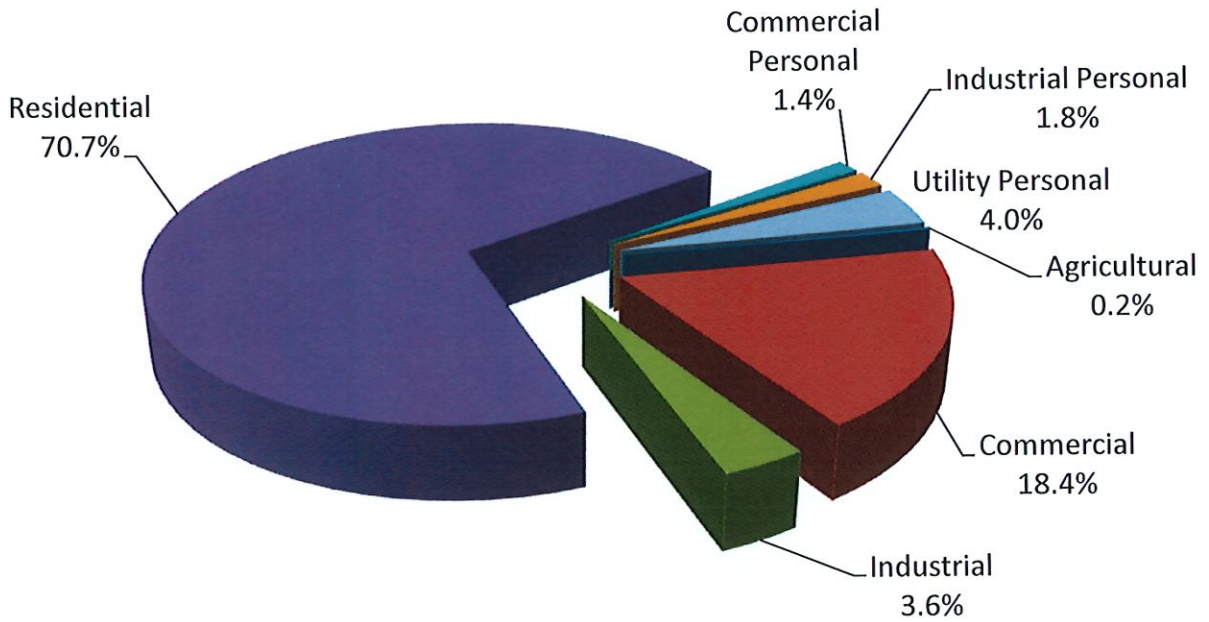
	2021 SEV	2022 SEV	2021 TAXABLE	2022 TAXABLE
I.F.T. Parcels	35,600	32,700	35,600	32,700

TOTAL SPECIAL ACTS	955,200	950,500	943,335	941,833
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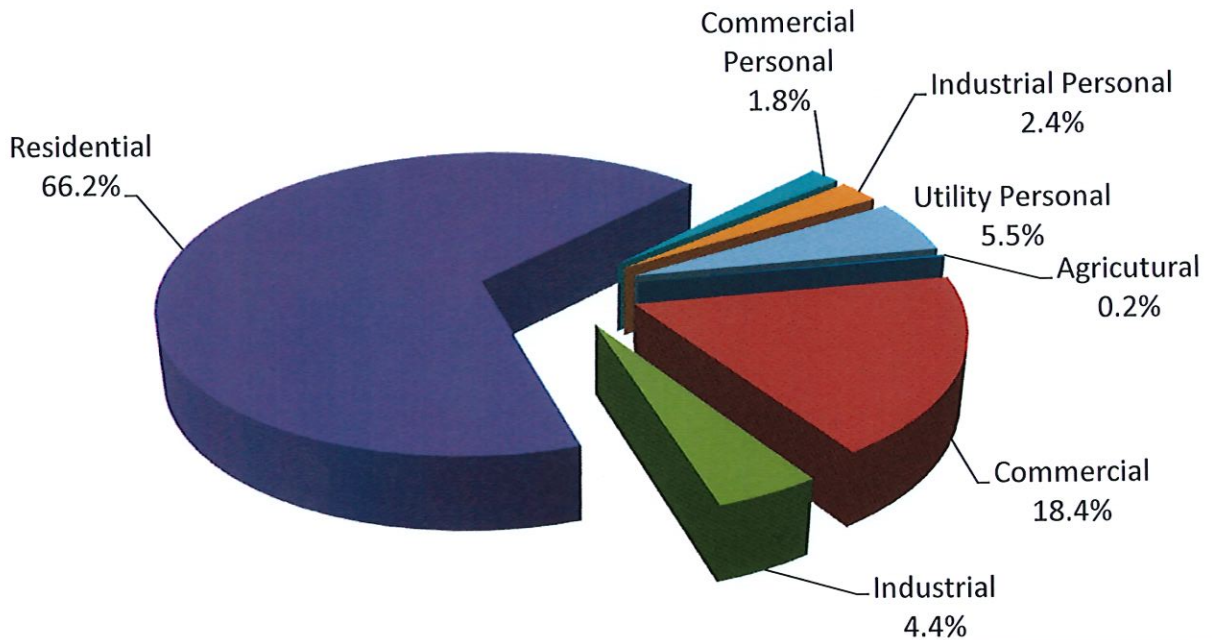
GRAND TOTAL AD VALOREM & SPECIAL ACTS	2,029,641,200	2,169,062,800	1,510,160,108	1,594,847,515
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	TAXABLE VALUE
2022 PILOT - HOLY CREEK NON PROFIT	2,336,200
2022 RENAISSANCE ZONE - ACM	27,107,585
TOTAL TAXABLE	29,443,785 **
**VALUES TO BE IDENTIFIED ON THE L-4029 AND REMOVED FOR BUDGET PREPARATION.	

State Equalized Value by Property Class



Taxable Value by Property Class



**2022 SUMMARY
CHANGE IN ASSESSED AND TAXABLE VALUE**

TOTAL REAL PROPERTY			
ASSESSED VALUE		TAXABLE VALUE	
2,013,123,600	(2022)	1,438,916,982	
- 1,868,552,900	(2021)	- 1,349,083,673	
144,570,700	7.74% Increase	89,833,309	6.66% Increase

TOTAL PERSONAL PROPERTY			
ASSESSED VALUE		TAXABLE VALUE	
154,988,700	(2022)	154,988,700	
- 160,133,100	(2021)	-160,133,100	
-5,144,400	3.21% Decrease	-5,144,400	3.21% Decrease

TOTAL			
ASSESSED VALUE		TAXABLE VALUE	
2,168,112,300	(2022)	1,593,905,682	
- 2,028,686,000	(2021)	- 1,509,216,773	
139,426,300	6.87% Increase	84,688,909	5.61% Increase

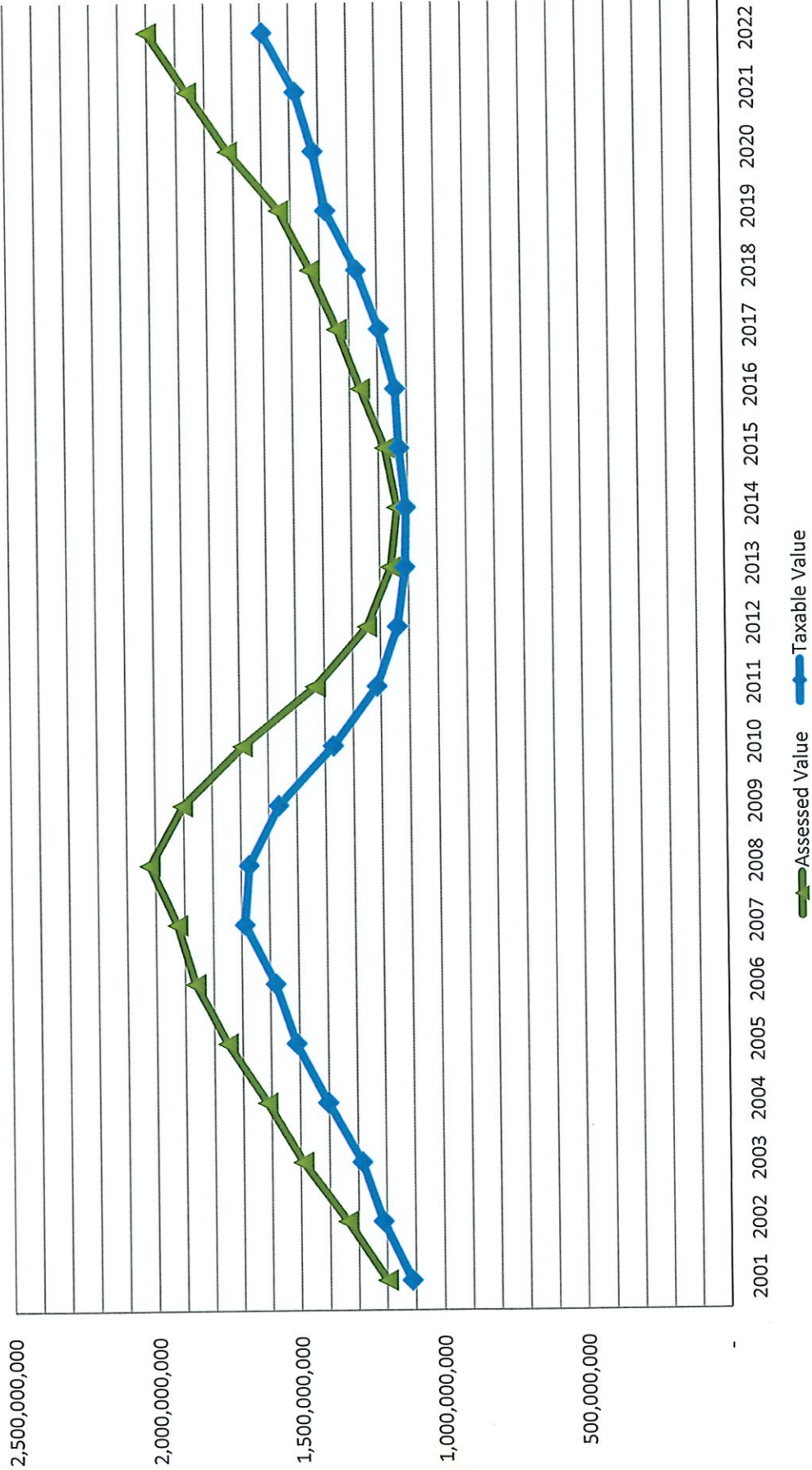
SPECIAL ACTS			
ASSESSED VALUE		TAXABLE VALUE	
950,500	(2022)	941,833	
- 955,200	(2021)	- 943,335	
-4,700	.49% Decrease	-1,502	.16% Decrease

GRAND TOTAL			
ASSESSED VALUE		TAXABLE VALUE	
2,169,062,800	(2022)	1,594,847,515	
- 2,029,641,200	(2021)	- 1,510,160,108	
139,421,600	6.87% Overall Increase	84,687,407	5.61% Overall Increase

		TAXABLE VALUE
2022 PILOT - HOLY CREEK NON PROFIT		2,336,200
2022 RENAISSANCE ZONE - ACM		<u>27,107,585</u>
TOTAL TAXABLE		29,443,785 **

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

Assessed & Taxable Value Trends



COMPARATIVE TAXABLE VALUE TOTALS SINCE 2007

2022 TAXABLE VALUE

RESIDENTIAL	1,072,721,642		1,072,721,642
COMMERCIAL	292,942,499		292,942,499
INDUSTRIAL	70,020,372		43,928,787
AGRICULTURAL	3,232,469		3,232,469
PERSONAL PROPERTY	<u>154,988,700</u>		<u>144,482,870</u>
TOTAL	1,593,905,682	-27,107,585 (Rn Zone)	1,566,798,097 (+5.72%)

2021 TAXABLE VALUE¹⁵⁴

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

<u>2007 TAXABLE VALUE</u>	VALUE DIFFERENCE SINCE 2007	<u>2022 TAXABLE VALUE</u>	
RESIDENTIAL	1,088,731,664	1,072,721,642	(1.47%)
COMMERCIAL	248,064,919	292,842,499	18.05%
INDUSTRIAL	98,188,379	70,020,372	(28.69%)
AGRICULTURAL	1,525,154	3,232,469	111.94%
PERSONAL PROPERTY	<u>239,679,400</u>	<u>154,988,700</u>	(35.33%)
TOTAL	1,687,486,253 (+6.73%)	1,566,798,377	(7.15%)

**2022 Taxable Value
Principal Residence vs. Non Principal Residence
Residential Properties**

Total Residential Taxable Value

1,072,721,642

Total Residential Parcel Count

16,545

Ypsilanti Community Schools - YP

Taxable Value = 329,983,472

Parcel Count = 5,310

Principal Residence Taxable Value

286,088,385 / **86.7%**

Non-Principal Residence Taxable Value

43,895,087 / **13.3%**

Ypsilanti Community Schools - WR

Taxable Value = 106,965,803

Parcel Count = 3,340

Principal Residence Taxable Value

73,719,617 / **68.9%**

Non-Principal Residence Taxable Value

33,246,186 / **31.1%**

Lincoln Consolidated Schools

Taxable Value = 581,541,101

Parcel Count = 6,484

Principal Residence Taxable Value

543,889,996 / **93.5%**

Non-Principal Residence Taxable Value

37,651,105 / **6.5%**

Van Buren Public Schools

Taxable Value = 54,231,266

Parcel Count = 1,806

Principal Residence Taxable Value

38,160,688 / **70.4%**

Non-Principal Residence Taxable Value

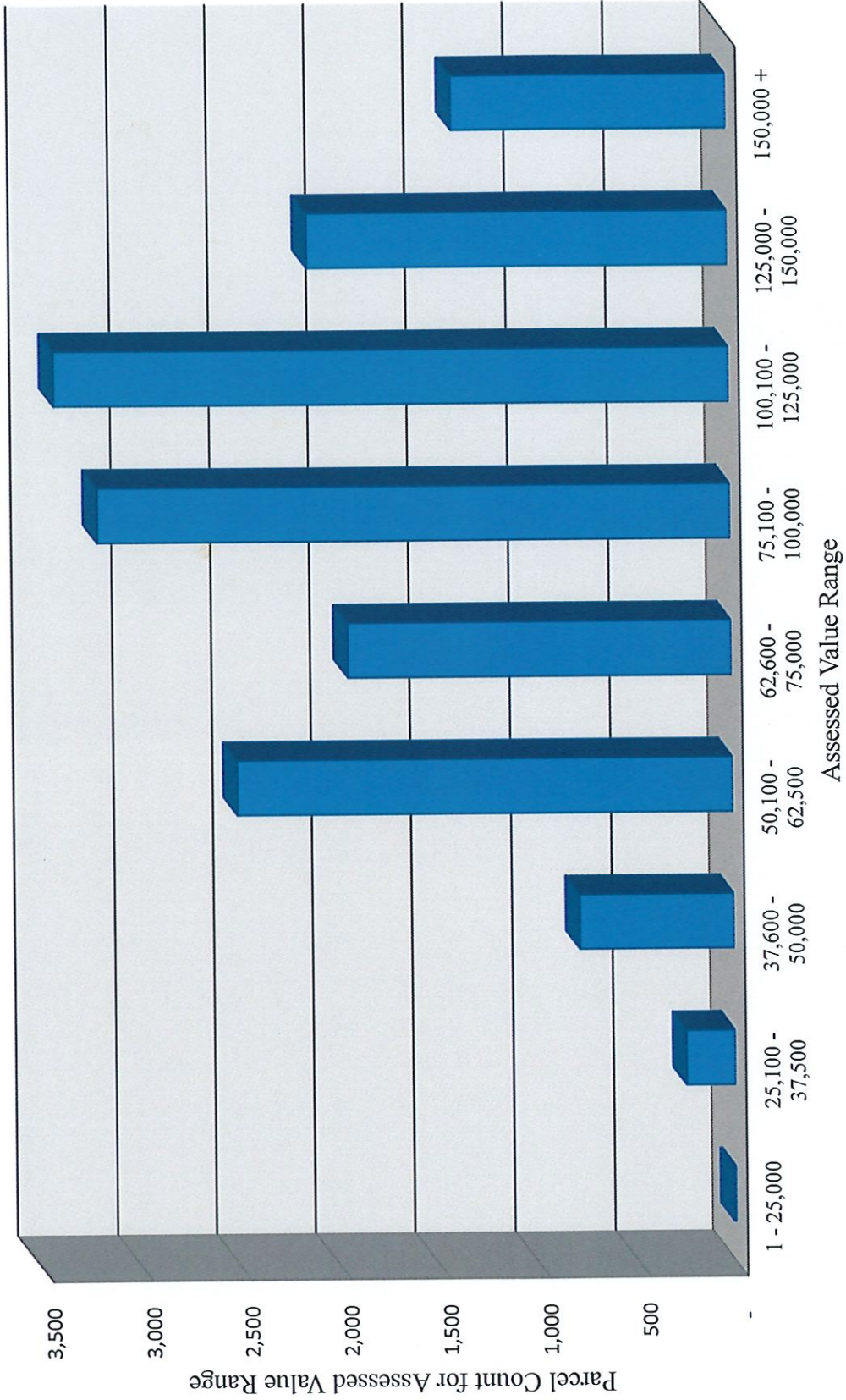
16,070,578 / **29.6%**

2022 RANGE OF RESIDENTIAL ASSESSMENTS

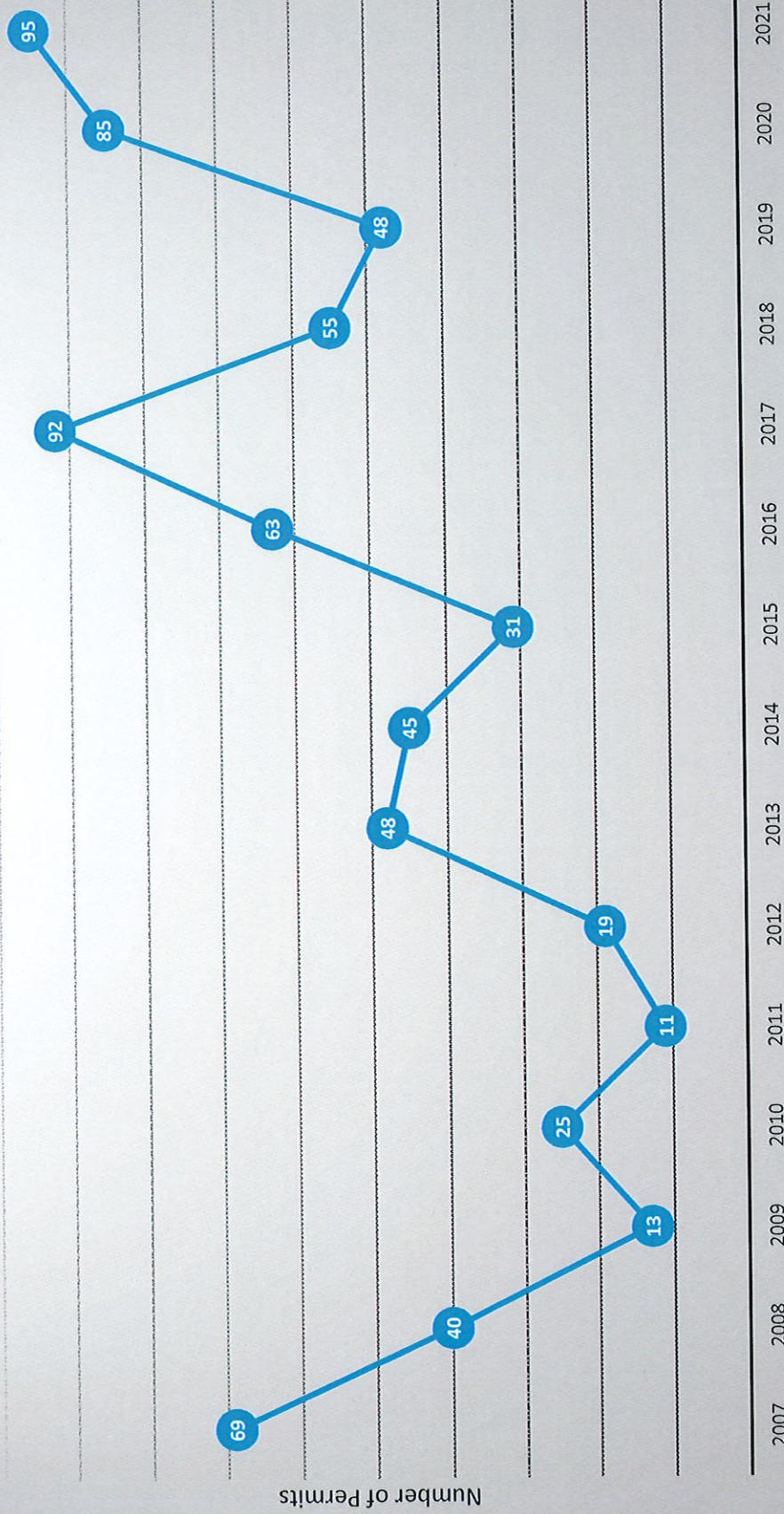
<u>ASSESSED VALUE RANGE</u>	<u>PARCEL COUNT</u>	<u>TOTAL ASSESSED VALUE</u>	<u>AVG. IMPROVED ASSESSMENT</u>	<u>% OF TOTAL IMPROVED</u>
1 - 25,000				
IMPROVED	12	226,500		
VACANT	543	7,390,900		
TOTAL PARCELS	555	7,617,400	18,875	0.08%
25,100 - 37,500				
IMPROVED	252	8,613,000		
VACANT	138	4,191,100		
TOTAL PARCELS	390	12,804,100	34,179	1.62%
37,600 - 50,000				
IMPROVED	785	36,069,500		
VACANT	23	956,400		
TOTAL PARCELS	808	37,025,900	45,948	5.03%
50,100 - 62,500				
IMPROVED	2,498	140,517,800		
VACANT	8	444,400		
TOTAL PARCELS	2,506	140,962,200	56,252	16.02%
62,600 - 75,000				
IMPROVED	1,935	132,899,000		
VACANT	7	471,500		
TOTAL PARCELS	1,942	133,370,500	68,682	12.41%
75,100 - 100,000				
IMPROVED	3,194	275,526,200		
VACANT	2	164,000		
TOTAL PARCELS	3,196	275,690,200	86,264	20.48%
100,100 - 125,000				
IMPROVED	3,406	383,676,900		
VACANT	3	330,600		
TOTAL PARCELS	3,409	384,007,500	112,647	21.84%
125,100 - 150,000				
IMPROVED	2,123	287,854,200		
VACANT	3	419,600		
TOTAL PARCELS	2,126	288,273,800	135,588	13.61%
150,100 +				
IMPROVED	1,389	250,198,500		
VACANT	8	2,381,200		
TOTAL PARCELS	1,397	252,579,700	180,129	8.91%
				100.00%

AVERAGE ASSESSED VALUE OF IMPROVED RESIDENTIAL PROPERTY: **97,190**
 ESTIMATED AVERAGE TRUE CASH VALUE: **194,380**

Histogram of Residential Improved Assessments



Residential New Single Family New Construction Permits



**LARGEST IMPROVED RESIDENTIAL SALES
FOR 2021**

PARCEL ID	STREET ADDRESS	SALE PRICE	SQUARE FOOTAGE	STYLE	SUBDIVISION
K -11-22-200-012	8371 S HURON RIVER DR	\$ 530,000	2,036	1 Story	Waterfront
K -11-22-250-013	8197 LAKE CREST DR	\$ 520,000	1,775	Quad Level	Ford Lake Heights - Waterfront
K -11-22-250-011	8213 LAKE CREST DR	\$ 515,000	2,025	2 Story	Ford Lake Heights - Waterfront
K -11-05-220-005	1340 N HURON RIVER DR	\$ 510,000	2,301	1 3/4 Story	Waterfront
K -11-27-406-136	6992 LAKEWAY ST	\$ 499,900	3,188	2 Story	Creekside Village West
K -11-22-250-015	8181 LAKE CREST DR	\$ 499,500	2,126	Tri Level	Ford Lake Heights - Waterfront
K -11-27-404-052	8751 INDIGO LN	\$ 485,000	2,772	2 Story	Creekside Village West
K -11-27-401-005	6967 PLAINVIEW ST	\$ 475,000	3,210	2 Story	Creekside Village West
K -11-20-315-004	5891 PARVIEW DR	\$ 466,000	2,332	2 Story	Pineview Golf Course
K -11-27-406-134	6958 LAKEWAY ST	\$ 465,000	3,186	2 Story	Creekside Village West
K -11-36-300-013	10427 BEMIS RD	\$ 460,000	2,430	1 Story	Acerage
K -11-15-435-006	1066 GROVE RD	\$ 456,000	1,568	1 Story	Waterfront
K -11-36-100-046	7099 MCKEAN RD	\$ 450,000	1,613	1 Story	Acerage
K -11-30-100-008	5660 TEXTILE RD	\$ 448,500	2,174	1 Story	Acerage
K -11-31-200-007	5252 MERRITT RD	\$ 442,500	2,374	1 1/2 Story	Acerage
K -11-27-409-188	8694 INDIGO LN	\$ 441,100	2,772	2 Story	Creekside Village West
K -11-19-400-032	5881 ELLIS RD	\$ 440,000	2,562	2 Story	Acerage
K -11-21-185-202	7957 LAKE CREST DR	\$ 430,000	1,946	2 Story	Ford Lake Heights -Waterfront
K -11-35-200-019	9253 MARTZ RD	\$ 425,000	1,772	2 Story	Acerage
K -11-07-307-002	180 GREENSIDE ST	\$ 425,000	2,533	2 Story	Washtenaw Clubview Sub

**LARGEST IMPROVED COMMERCIAL & INDUSTRIAL SALES
2021 SALES**

COMMERCIAL SALES

<u>PARCEL ID</u>	<u>STREET ADDRESS</u>	<u>SALE PRICE</u>	<u>COMMERCIAL USE</u>
K-11-10-180-014	204 S Harris Rd	\$ 16,000,000	Apartment
K-11-04-200-020	669 Woburn Dr	\$ 6,840,600	Apartment
K-11-02-275-007	1595 Holmes Rd	\$ 2,780,000	Neighborhood Shopping Center
K-11-18-100-010	2387 Ellsworth Rd	\$ 2,638,432	Restaurant
K-11-01-340-040	2625 E Michigan Ave	\$ 1,775,000	Sports Academy
K-11-11-335-025	1480 Parkwood Ave	\$ 1,225,000	Apartment
K-11-01-300-005	2562 E Michigan Ave	\$ 390,000	Retail
K-11-10-180-009	1385 Russell St	\$ 317,880	Apartment
K-11-06-200-009	2065 Golfside Rd	\$ 300,000	Neighborhood Shopping Center
K-11-10-480-002	1390 Ecorse Rd	\$ 275,000	Retail
K-11-36-100-023	7400 Rawsonville Rd	\$ 220,000	Daycare
K-11-01-300-003	2628 E Michigan Ave	\$ 205,400	Apartments- Converted House
K-11-10-214-006	817 E Michigan Ave	\$ 180,000	Bar
K-11-11-331-009	1425 Ecorse Rd	\$ 150,000	Bar
K-11-02-385-005	1747 E Michigan Ave	\$ 145,000	Dental Office

INDUSTRIAL SALES

<u>PARCEL ID</u>	<u>STREET ADDRESS</u>	<u>SALE PRICE</u>	<u>INDUSTRIAL USE</u>
K-11-24-300-010	10221 Textile Rd	\$ 800,000	Vacant Land
K-11-01-340-039	2643 E Michigan Ave	\$ 760,000	Warehouse Storage
K-11-25-400-014	6630 Rawsonville Rd	\$ 600,000	Excavation/ Grading Contractor
K-11-17-363-029	585 Joe Hall Dr	\$ 64,632	Vacant Land

2021
HABITAT FOR HUMANITY
RESIDENTIAL HOMES

In 2021 Habitat for Humanity sold 6 homes in Ypsilanti Township
Average sales price: \$144,117
Average Taxable/SEV value: \$72,033
(Below are examples of four of those homes.)



K-11-14-284-018 1497 Gattegno St

1/2015 Sold from Homeowner to Habitat **\$35,000**
6/2021 Sold from Habitat to Homeowner **\$170,000**



K-11-11-362-032 641 Greenlawn St

10/2019 Sold from Ypsilanti Township to Habitat **\$24,974**
9/2021 Sold from Habitat to Homeowner **\$191,900**



K-11-11-273-010 287 Kansas Ave

7/2018 Sold from Homeowner to Habitat **\$36,000**
11/2021 Sold from Habitat to Homeowner **\$152,900**



K-11-02-328-002 792 N Ford Blvd

10/2018 Sold from Ypsilanti Township to Habitat **\$18,275**
6/2021 Sold from Habitat to Homeowner **\$149,900**

2022
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
2022	692	16

Refund from State for Local Community Stabilization (Debt Loss Reimbursement)

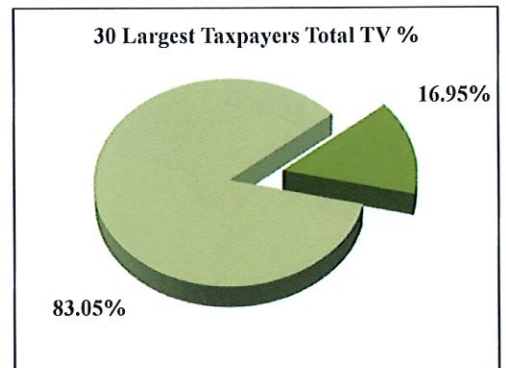
Estimated Reimbursement		Actual Reimbursement
2015	\$482	\$482 Received
2016	\$126,194	\$161,052 Received
2017	\$11,258	\$19,055 Received
2018	\$0	\$67,554 Received
2019	\$0	\$67,554 Received
2020	\$0	\$67,554 Received
2021	\$0	\$76,978 Received
2022	\$22,644	Distributed Februray 2023

* 2014 is first year for Small Business Exemption

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

30 LARGEST TAXPAYERS
2022 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	2,004,843	53,712,300	55,717,143	\$ 3,238,976
Nexus Gas Company	-	32,286,200	32,286,200	\$ 2,194,321
DTE Electric Co	220,725	16,696,000	16,916,725	\$ 1,124,242
LITW LLC- Lake in the Woods Apts	16,467,652	328,800	16,796,452	\$ 1,026,933
Wolverine Pipeline	-	12,234,500	12,234,500	\$ 832,255
Aspen Chase Apts	10,554,000	390,000	10,944,000	\$ 739,941
Nautica Pointe One Apts	9,871,657	112,700	9,984,357	\$ 653,081
Ford Motor Co	7,332,537	1,225,700	8,558,237	\$ 531,541
MFS Ypsilanti Holdings-Marriot Hotel	6,625,286	1,003,800	7,629,086	\$ 507,031
Ypsi Ranches- aka Anderson Villas	6,295,000	151,000	6,446,000	\$ 475,445
Orchard Square- Roundtree Place	6,578,841	-	6,578,841	\$ 447,619
MDA Information Syst/ St. Clair	6,416,200	13,300	6,429,500	\$ 437,139
Willow Run Business Center	6,024,022	-	6,024,022	\$ 399,592
Avanath Ford Lake GP- Ford Lake Lndg Apts	5,788,065	72,300	5,860,365	\$ 383,255
Villas Apartments LLC	5,150,890	191,000	5,341,890	\$ 361,166
Village Grove of Ypsilanti- Apts	4,673,343	204,500	4,877,843	\$ 358,698
Benchmark Chestnut Lake Apts: aka Maplewood	5,020,916	141,500	5,162,416	\$ 349,549
Loop Country Meadows Apts	4,590,499	81,900	4,672,399	\$ 316,923
Sun Lakeview LLC- MH Park	4,736,573	-	4,736,573	\$ 310,463
VTP AT LP- University Green Apts	4,320,006	186,300	4,506,306	\$ 304,370
NMPFEB- Eby Brown	3,182,156	1,981,800	5,163,956	\$ 303,788
Yes Acquisitions- Swan Creek- MH Park	4,366,343	-	4,366,343	\$ 286,196
Aztec Holding: aka Huron Heights Apts	4,058,600	94,300	4,152,900	\$ 281,428
Woods of Roundtree Apts	3,956,312	114,000	4,070,312	\$ 275,573
Benchmark Fariway Trails Apts	3,735,416	75,100	3,810,516	\$ 258,363
JMDH Restaurant Depot	3,261,008	464,400	3,725,408	\$ 247,901
Schooner Cover Apts	3,549,335	216,300	3,765,635	\$ 244,226
Schooner Cover I	3,349,210	-	3,349,210	\$ 219,527
Airport Industrial Center	2,960,922	-	2,960,922	\$ 219,224
Sunrise Hospitality: Hampton Inn	3,235,474	-	3,235,474	\$ 217,739
TOTALS :	148,325,831	121,977,700	270,303,531	\$ 17,546,505



Ad Valorem Township Millage Rates : 14.8165
ACT 198 IFT Township Millage Rates : 7.40825

Township Tax Dollars
\$4,004,952
\$ -
TOTAL TOWNSHIP TAX DOLLARS : \$4,004,952

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
2022	1.033	3.3% Increase