

CHARTER TOWNSHIP OF YPSILANTI

2023 ASSESSMENT DATA



Friends in Deed Mural

DEPARTMENTAL CORRESPONDENCE

DATE: April 3, 2023
TO: BRENDA STUMBO, SUPERVISOR
FROM: LINDA GOSSELIN, ASSESSOR
BRIAN MCCLEERY, DEPUTY ASSESSOR
SUBJECT: 2023 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 170 appeals. Of these appeals, 42 were In-Person appearance appeals and 128 were write-in appeals. The Board of Review granted 11 Poverty Exemptions and 99 Disabled Veteran Exemptions.
- The **2023 State Equalized Value:**
2,419,241,400– Overall increase from 2022 of 11.58%.
- The **2023 Taxable Value:**
1,707,054,275– Overall increase from 2022 of 7.10%.
- The **2023 Act 198 – IFT Taxable Value:**
934,589 – Overall **decrease** from 2022 of .77%.

2023 AD VALOREM TOTALS

Real Property

	2022 SEV	2023 SEV	2022 TAXABLE	2023 TAXABLE
Agricultural	4,082,500	4,797,800	3,232,469	3,672,151
Commercial	398,696,500	480,904,100	292,942,499	315,474,870
Industrial	78,013,300	80,325,800	70,020,372	72,718,156
Residential	1,532,331,300	1,701,749,200	1,072,721,642	1,163,724,598
TOTAL	2,013,123,600	2,267,776,900	1,438,916,982	1,555,589,775

Personal Property

	2022 SEV	2023 SEV	2022 TAXABLE	2023 TAXABLE
Commercial	29,439,600	27,900,700	29,439,600	27,900,700
Industrial	38,272,300	34,261,400	38,272,300	34,261,400
Utilitiy	87,276,800	89,302,400	87,276,800	89,302,400
TOTAL	154,988,700	151,464,500	154,988,700	151,464,500

TOTAL AD VALOREM	2,168,112,300	2,419,241,400	1,593,905,682	1,707,054,275
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2023 SPECIAL ACTS TOTALS

Real Property

	2022 SEV	2023 SEV	2022 TAXABLE	2023 TAXABLE
I.F.T. Parcels	917,800	972,200	909,133	934,589

Personal Property

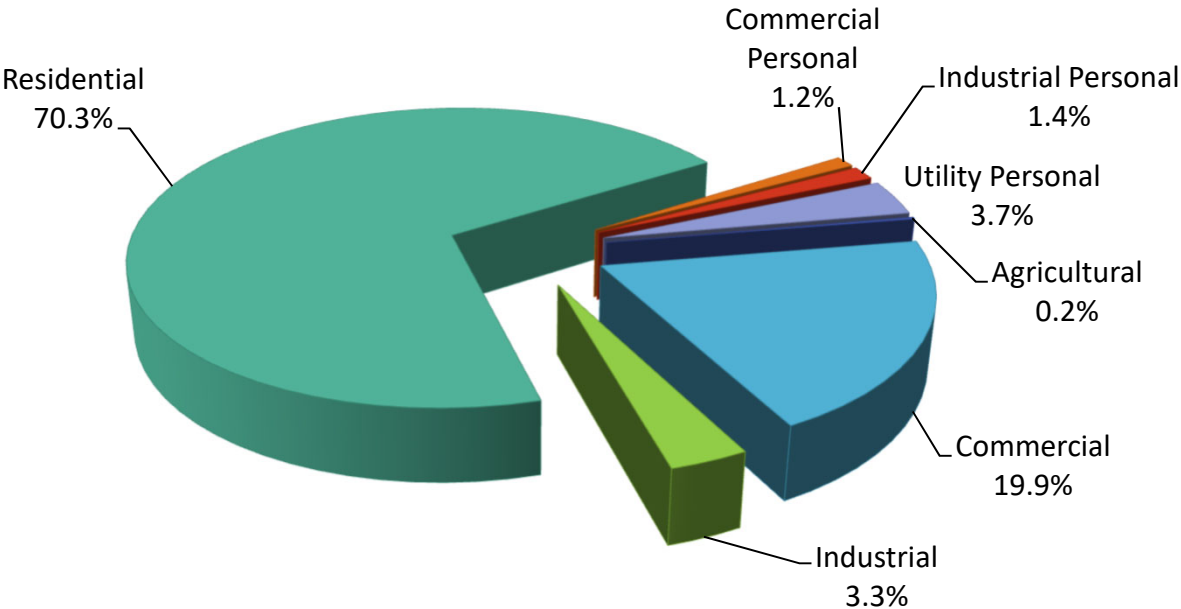
	2022 SEV	2023 SEV	2022 TAXABLE	2023 TAXABLE
I.F.T. Parcels	32,700	-	32,700	-

TOTAL SPECIAL ACTS	950,500	972,200	941,833	934,589
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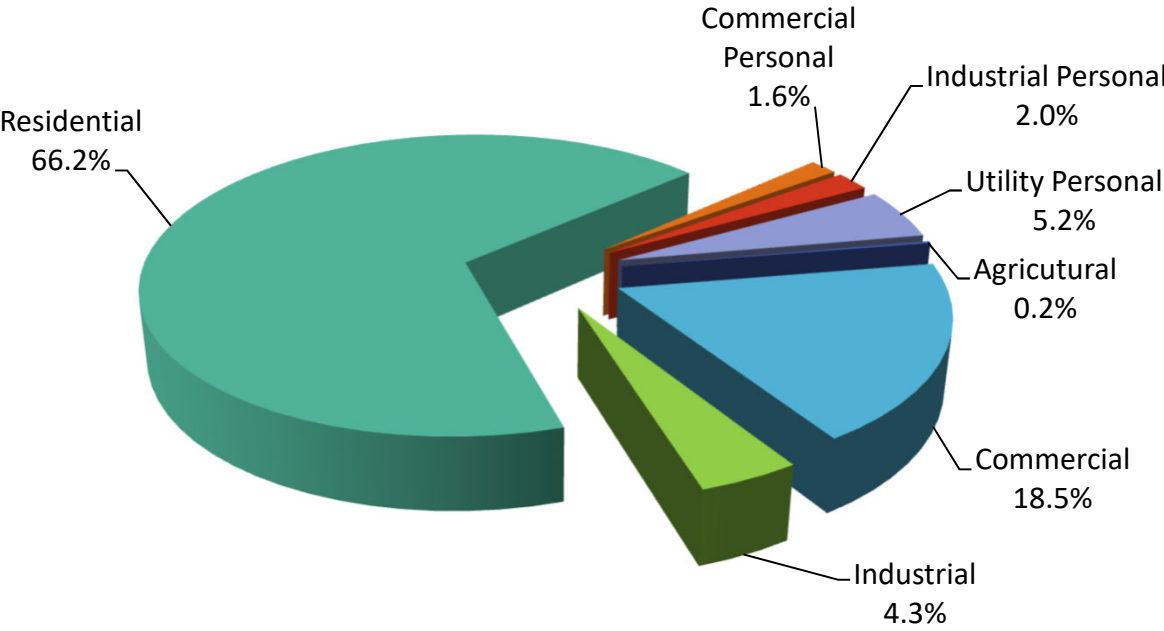
GRAND TOTAL AD VALOREM & SPECIAL ACTS	2,169,062,800	2,420,213,600	1,594,847,515	1,707,988,864
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	TAXABLE VALUE
2023 PILOT - HOLY CREEK NON PROFIT	2,336,200
2023 RENAISSANCE ZONE - ACM	27,025,454
TOTAL TAXABLE	29,361,654 **
**VALUES TO BE IDENTIFIED ON THE L-4029 AND REMOVED FOR BUDGET PREPARATION.	

State Equalized Value by Property Class



Taxable Value by Property Class



**2023 SUMMARY
CHANGE IN ASSESSED AND TAXABLE VALUE**

TOTAL REAL PROPERTY				
ASSESSED VALUE			TAXABLE VALUE	
2,267,776,900		(2023)	1,555,589,775	
-2,013,123,600		(2022)	-1,438,916,982	
254,653,300	12.65% Increase		116,672,793	8.11% Increase

TOTAL PERSONAL PROPERTY				
ASSESSED VALUE			TAXABLE VALUE	
151,464,500		(2023)	151,464,500	
-154,988,700		(2022)	-154,988,700	
- 3,524,200	2.27% Decrease		- 3,524,200	2.27% Decrease

TOTAL				
ASSESSED VALUE			TAXABLE VALUE	
2,419,241,400		(2023)	1,707,054,275	
-2,168,112,300		(2022)	-1,593,905,682	
251,129,100	11.58% Increase		113,148,593	7.10% Increase

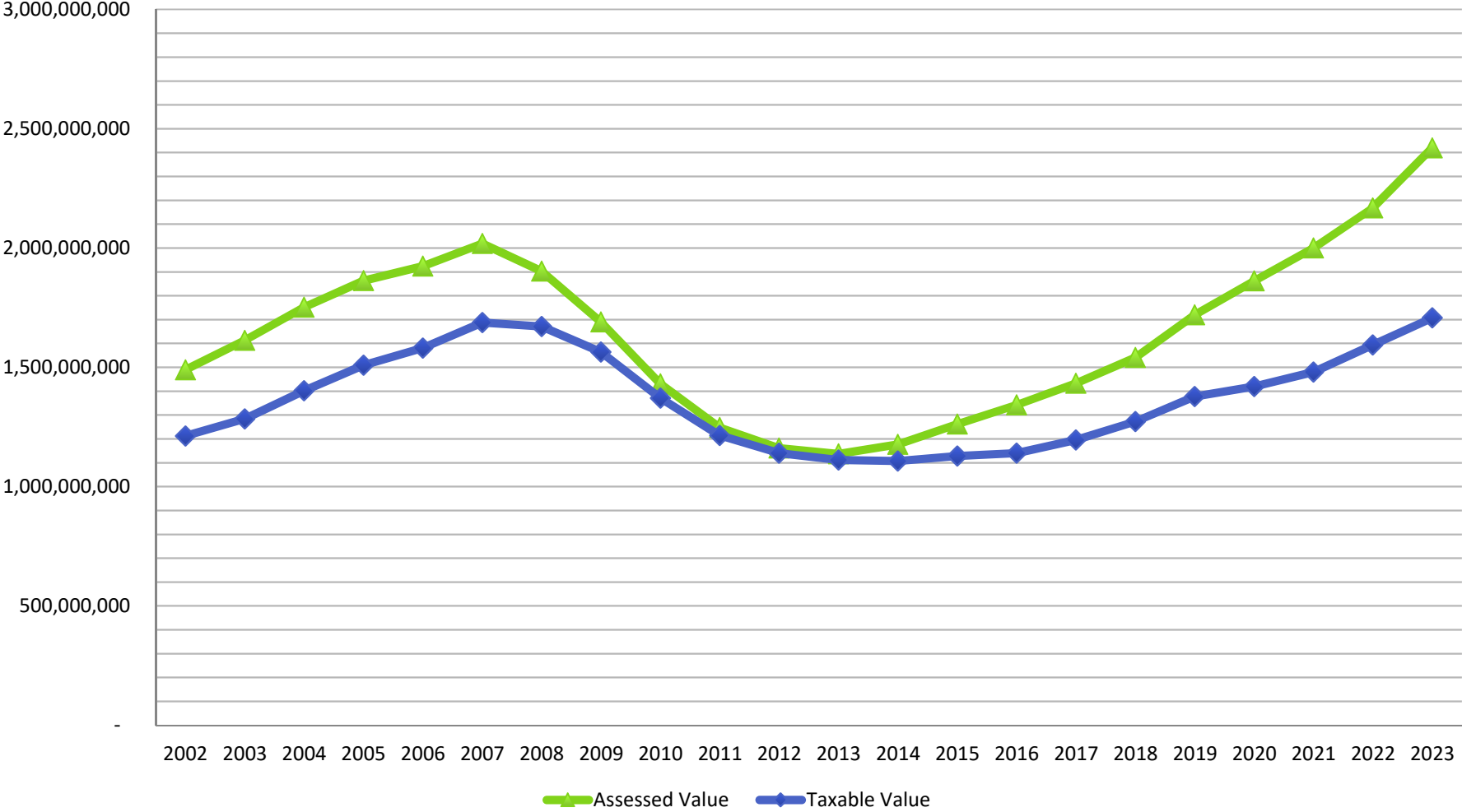
SPECIAL ACTS				
ASSESSED VALUE			TAXABLE VALUE	
972,200		(2023)	934,589	
- 950,500		(2022)	- 941,833	
21,700	2.28% Increase		-7,244	.77% Decrease

GRAND TOTAL				
ASSESSED VALUE			TAXABLE VALUE	
2,420,213,600		(2023)	1,707,988,864	
-2,169,062,800		(2022)	-1,594,847,515	
251,150,800	11.58% Overall Increase		113,141,349	7.09% Overall Increase

		TAXABLE VALUE
2023 PILOT – HOLY CREEK NON PROFIT		2,336,200
2023 RENAISSANCE ZONE - ACM		27,025,454
TOTAL TAXABLE		29,361,654 **

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

Assessed & Taxable Value Trends



COMPARATIVE TAXABLE VALUE TOTALS SINCE 2007

2023 TAXABLE VALUE

RESIDENTIAL	1,163,724,598		1,163,724,598
COMMERCIAL	315,474,870		315,474,870
INDUSTRIAL	72,718,156		72,718,156
AGRICULTURE	3,672,151		3,672,151
PERSONAL PROPERTY	<u>151,464,500</u>		<u>151,464,500</u>
TOTAL	1,707,054,275	-27,025,454 (Rn Zone)	1,680,028,821 (+7.23%)

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 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

<u>2007 TAXABLE VALUE</u>	<u>VALUE DIFFERENCE SINCE 2007</u>	<u>2023 TAXABLE VALUE</u>	
RESIDENTIAL	1,088,731,664	1,163,724,598	6.90%
COMMERCIAL	248,064,919	315,474,870	27.17%
INDUSTRIAL	98,188,379	72,718,156	(25.94%)
AGRICULTURAL	1,525,154	3,672,151	140.77%
PERSONAL PROPERTY	<u>239,679,400</u>	<u>151,464,500</u>	(36.81%)
TOTAL	1,687,486,253 (+6.73%)	1,680,028,821	(.44%)

2023 Taxable Value
Principal Residence vs. Non Principal Residence
Residential Properties by School District

Total Residential Taxable Value
1,163,724,598

Total Residential Parcel Count
17,728

Ypsilanti Community Schools - YP

Taxable Value = 355,274,596

Parcel Count = 5,287

Principal Residence Taxable Value

308,424,716 / **86.8%**

Non-Principal Residence Taxable Value

46,849,880 / 13.2%

Ypsilanti Community Schools - WR

Taxable Value = 118,572,867

Parcel Count = 3,756

Principal Residence Taxable Value

82,088,604 / **69.2%**

Non-Principal Residence Taxable Value

36,484,263 / 30.8%

Lincoln Consolidated Schools

Taxable Value = 630,686,676

Parcel Count = 7,139

Principal Residence Taxable Value

591,194,294 / **93.7%**

Non-Principal Residence Taxable Value

39,492,382 / 6.3%

Van Buren Public Schools

Taxable Value = 59,190,459

Parcel Count = 1,546

Principal Residence Taxable Value

42,235,739 / **71.4%**

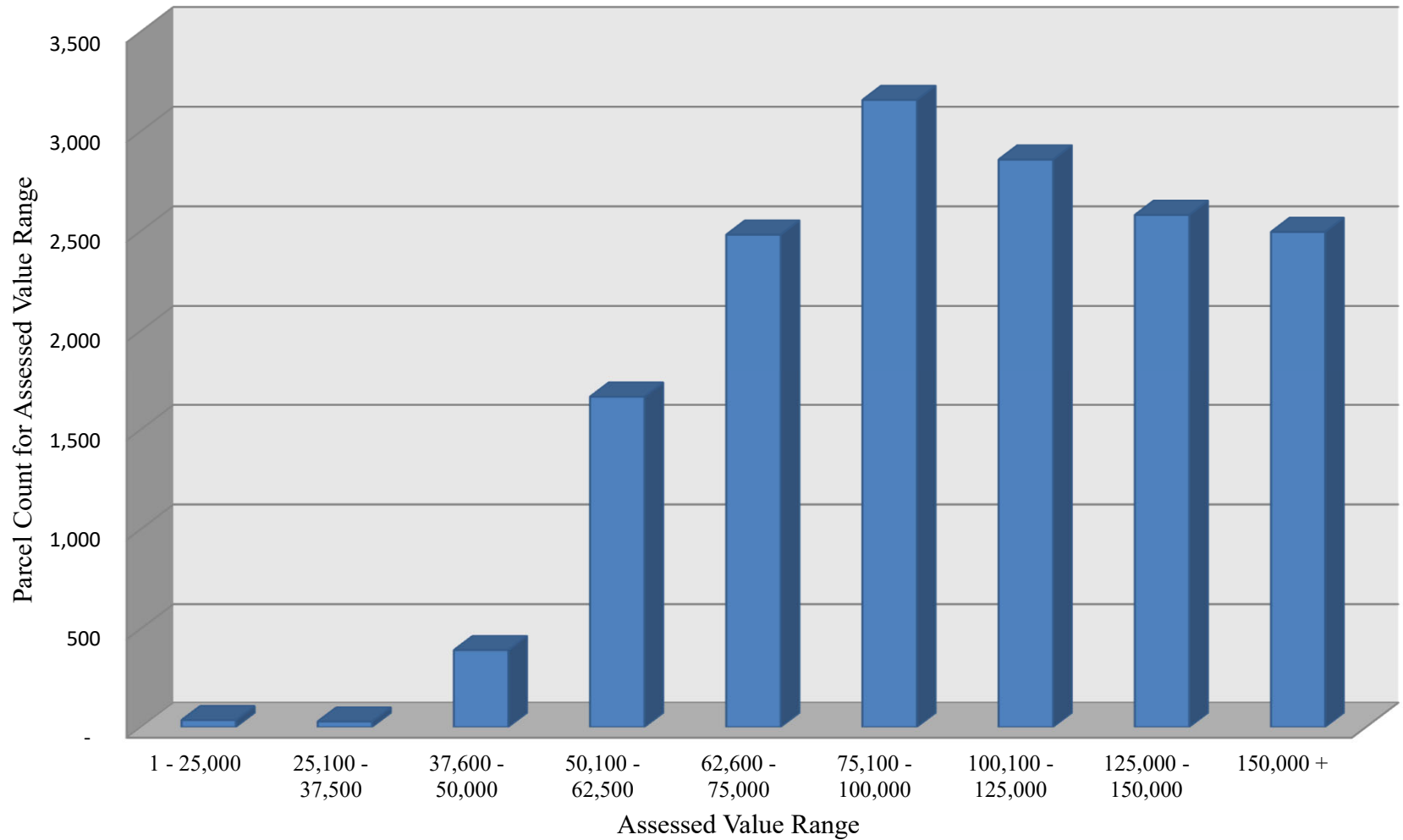
Non-Principal Residence Taxable Value

16,954,720 / 28.6%

2023 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	36	398,600		
VACANT	402	6,394,400		
TOTAL PARCELS	438	6,793,000	11,072	0.23%
25,100 - 37,500				
IMPROVED	29	961,600		
VACANT	167	5,128,100		
TOTAL PARCELS	196	6,089,700	33,159	0.18%
37,600 - 50,000				
IMPROVED	392	17,723,300		
VACANT	32	1,319,800		
TOTAL PARCELS	424	19,043,100	45,213	2.50%
50,100 - 62,500				
IMPROVED	1,665	96,017,700		
VACANT	9	496,000		
TOTAL PARCELS	1,674	96,513,700	57,668	10.61%
62,600 - 75,000				
IMPROVED	2,482	170,322,400		
VACANT	8	519,100		
TOTAL PARCELS	2,490	170,841,500	68,623	15.81%
75,100 - 100,000				
IMPROVED	3,158	274,523,600		
VACANT	5	399,200		
TOTAL PARCELS	3,163	274,922,800	86,930	20.12%
100,100 - 125,000				
IMPROVED	2,859	229,131,637		
VACANT	3	331,900		
TOTAL PARCELS	2,862	229,463,537	80,144	18.21%
125,100 - 150,000				
IMPROVED	2,581	351,631,800		
VACANT	3	419,600		
TOTAL PARCELS	2,584	352,051,400	136,239	16.44%
150,100 +				
IMPROVED	2,496	448,681,200		
VACANT	7	2,221,100		
TOTAL PARCELS	2,503	450,902,300	179,760	15.90%
				100.00%
AVERAGE ASSESSED VALUE OF IMPROVED RESIDENTIAL PROPERTY:			101,248	
ESTIMATED AVERAGE TRUE CASH VALUE:			202,496	

Histogram of Residential Improved Assessments



**LARGEST IMPROVED RESIDENTIAL SALES
FOR 2022**

PARCEL ID	STREET ADDRESS	SALE PRICE	SQUARE FOOTAGE	STYLE	SUBDIVISION
K -11-28-200-011	7160 Textile Rd	\$ 700,000	4,036	1 Story	Acreage
K -11-22-250-019	8149 Lakecrest Dr	\$ 595,000	2,012	2 Story	Ford Lake Heights - Waterfront
K -11-21-186-214	7861 Lakecrest Dr	\$ 577,000	2,008	2 Story	Ford Lake Heights - Waterfront
K -11-21-300-018	7395 Textile Rd	\$ 535,000	2,023	1 Story	Acreage
K -11-27-405-099	6706 Lakeway St	\$ 500,000	2,784	2 Story	Creekside Village West
K -11-27-401-007	6929 Plainview St	\$ 482,000	2,435	2 Story	Creekside Village West
K -11-27-407-148	6906 Plainview St	\$ 480,000	2,780	2 Story	Creekside Village West
K -11-20-305-011	5639 S Eagle Ct	\$ 479,000	2,480	2 Story	Pineview Golf Estates
K -11-28-106-020	6243 Eagle Trace Dr	\$ 477,500	2,462	2 Story	Partridge Creek North
K -11-27-404-079	8674 Amaranth Ln	\$ 470,000	3,198	2 Story	Creekside Village West
K -11-27-404-066	8598 Indigo Ct	\$ 469,900	2,784	2 Story	Creekside Village West
K -11-20-278-051	5448 Pineview Dr	\$ 465,000	2,442	2 Story	Pine View Estates
K -11-28-114-192	8208 Blue Jay Dr	\$ 465,000	2,903	2 Story	Partridge Creek North
K -11-27-409-168	8795 Amaranth Ln	\$ 460,000	3,210	2 Story	Creekside Village West
K -11-28-109-113	8076 Pebblestone Dr	\$ 458,077	2,422	2 Story	Partridge Creek North
K -11-28-109-086	7849 Creek Bend Dr	\$ 457,000	2,422	2 Story	Partridge Creek North
K -11-27-407-142	6857 Lakeway St	\$ 453,300	3,206	2 Story	Creekside Village West
K -11-28-116-061	6399 Enchanted Dr	\$ 452,500	2,422	2 Story	Partridge Creek North
K -11-29-200-025	6180 Textile Rd	\$ 450,000	2,612	1 Story	Acreage
K -11-28-116-246	8349 Thornhill Dr	\$ 450,000	2,422	2 Story	Partridge Creek North

**LARGEST COMMERCIAL & INDUSTRIAL SALES
2022 SALES**

TOP 12 COMMERCIAL SALES

PARCEL ID	STREET ADDRESS	SALE PRICE	COMMERCIAL USE
K-11-22-100-004	8753 Spinnaker Way	\$ 21,500,000	Apartments
K-11-03-484-001	405 N Harris Rd	\$ 3,225,000	Apartments
K-11-40-353-001	1305 S Congress St	\$ 1,240,000	Apartments
K-11-06-479-006 & K-11-06-479-007	1900 Packard Rd	\$ 1,030,000	Medical Office
K-11-10-125-015	1159 E Michigan Ave	\$ 900,000	Medical Office
K-11-16-360-001	1327 S Huron St	\$ 775,000	Hotel Tennis Courts
K-11-06-449-010	2220 Washtenaw Rd	\$ 724,166	Restaurant - Fast Food
K-11-24-100-002	2111 Rawsonville Rd	\$ 663,000	Restaurant
K-11-17-361-021	660 James Hart Pkwy	\$ 650,000	Vacant Land
K-11-06-478-004	2170 Packard Rd	\$ 499,000	Bank Branch
K-11-36-100-033	7130 Rawsonville Rd	\$ 460,000	Office Buildings
K-11-10-106-001	55 Burbank Ave	\$ 400,000	Multiple Residences

TOP 3 INDUSTRIAL SALES

PARCEL ID	STREET ADDRESS	SALE PRICE	INDUSTRIAL USE
K-11-38-280-012	1476 Seaver Dr	\$ 10,500,000	Light Manufacturing
K-11-25-400-18	6480 Rawsonville Rd	\$ 200,000	Vacant Land
K-11-13-255-002	1250 Watson St	\$ 170,000	Vacant Land

2022 HABITAT FOR HUMANITY ACTIVITY IN YPSILANTI TOWNSHIP

Habitat for Humanity acquired 3 homes and sold 10 homes in 2022.

Average Sales Price for Homes Sold: \$159,453

Average 2023 Taxable/SEV Value for Homes Sold: \$70,720

(Below are four examples of homes sold.)



K-11-15-116-017 1181 Hull Ave

9/2019 Sold from Homeowner to Habitat **\$91,500**

9/2022 Sold from Habitat to Homeowner **\$242,745**



K-11-02-306-015 835 Lamay Ave

10/2019 Sold from Ypsilanti Township to Habitat **\$29,198**

6/2022 Sold from Habitat to Homeowner **\$199,900**



K-11-14-108-117 1041 Nash Ave

1/2021 Sold from Homeowner to Habitat **\$124,000**

9/2022 Sold from Habitat to Homeowner **\$200,000**



K-11-11-407-002 523 Nash Ave

7/2019 Sold from Homeowner to Habitat **\$75,000**

6/2022 Sold from Habitat to Homeowner **\$152,383**

2023 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
2023	745	23

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

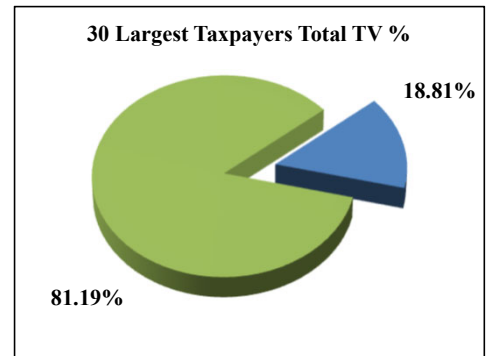
Estimated Reimbursement		Actual Reimbursement	
2015	\$482	\$482	Received
2016	\$126,194	\$161,052	Received
2017	\$11,258	\$19,055	Received
2018	\$0	\$67,554	Received
2019	\$0	\$67,554	Received
2020	\$0	\$67,554	Received
2021	\$0	\$76,978	Received
2022	\$22,644	\$22,094	Received
2023	\$90,113		Distributed Februray 2024

* 2014 is first year for Small Business Exemption

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

30 LARGEST TAXPAYERS
2023 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
DTE Gas Company	2,105,083	54,625,900	56,730,983	\$ 3,228,558
Nexus Gas Transmission LLC	-	30,283,300	30,283,300	\$ 2,037,475
DTE Electric Company	266,745	17,392,400	17,623,730	\$ 1,160,185
LITW, LLC- Lake in The Woods Apts	17,291,034	312,500	17,603,534	\$ 1,066,135
Willow Run Arsenal of Democracy	26,093,768	-	26,093,768	\$ 965,869
Wolverine Pipeline Co	-	12,342,100	12,342,100	\$ 831,588
Aspen Chase Apartments LLC	11,081,697	39,000	11,120,697	\$ 768,418
Nautica Pointe One LLC	10,365,239	100,700	10,465,939	\$ 677,800
MFS Ypsilanti Holding, LLC-Marriot Hotel	7,016,049	1,152,100	8,168,149	\$ 536,641
Ford Motor Company	7,690,269	-	7,690,269	\$ 499,359
YPSI Ranches, LLC	6,609,750	151,000	6,760,750	\$ 496,184
Schooner Cove III, LLC	7,426,600	69,300	7,495,900	\$ 457,607
St. Clair Rev I, LLC, Et Al	6,380,900	-	6,380,900	\$ 430,020
Orchard Square Property, LLC	6,378,750	-	6,378,750	\$ 429,875
Willow Run Business Center LLC	2,476,403	3,837,983	6,314,386	\$ 415,004
Villas Apartments LLC	5,408,434	-	5,408,434	\$ 364,849
Benchmark Chestnut Lake Apts	5,271,960	141,500	5,413,460	\$ 363,125
NMPFEB- Eby Brown	3,326,139	2,365,400	5,691,539	\$ 360,943
Village Grove I, LLC	4,907,009	-	4,907,009	\$ 360,134
Loop Country Meadows, LLC	4,820,023	79,700	4,899,723	\$ 329,245
Sun Lakeview, LLC	4,973,401	-	4,973,401	\$ 322,942
VTP AI LP	4,536,006	186,600	4,722,606	\$ 316,025
YES Companies EXP Key, LLC-Swan Creek MH	4,584,660	-	4,584,660	\$ 297,699
Aztec Holdco, LLC	4,261,530	91,400	4,352,930	\$ 292,255
Woods of Roundtree Apts	4,154,127	114,000	4,268,127	\$ 286,269
RLR Investments, LLC	4,021,527	-	4,021,527	\$ 271,018
Benchmark Fairway Trails, LLC	3,922,186	75,100	3,997,286	\$ 268,484
JMDH Real Estate of Ypsilanti, LLC	3,424,058	417,500	3,841,558	\$ 253,879
Charter Development CO, LLC	1,909,011	2,193,486	4,102,497	\$ 249,933
Sunrise Hospitality, INC	3,187,247	225,000	3,412,247	\$ 227,257
TOTALS :	173,889,605	126,195,969	300,050,159	\$ 18,564,775



Ad Valorem Township Millage Rates : 14.3507
ACT 198 IFT Township Millage Rates : 7.17535

Township Tax Dollars
\$4,305,930
\$ -
TOTAL TOWNSHIP TAX DOLLARS : \$4,305,930

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
2023	1.050 (1.079)	5% Increase (7.9%)