

CHARTER TOWNSHIP OF YPSILANTI

2024 ASSESSMENT DATA



Loonfeather Park

DEPARTMENTAL CORRESPONDENCE

DATE: April 1, 2024
TO: BRENDA STUMBO, SUPERVISOR
FROM: LINDA GOSSELIN, ASSESSOR
BRIAN MCCLEERY, DEPUTY ASSESSOR
SUBJECT: 2024 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 60 appeals. Of these appeals, 30 were In-Person appearance appeals and 30 were write-in appeals. The Board of Review granted 11 Poverty Exemptions.
- The 2024 State Equalized Value:
2,653,507,600– Overall increase from 2023 of 9.68%.
- The 2024 Taxable Value:
1,828,695,908– Overall increase from 2023 of 7.13%.
- The 2024 Act 198 – IFT Taxable Value:
961,317 – Overall increase from 2023 of 2.86%.

2024 AD VALOREM TOTALS

Real Property

	2023 SEV	2024 SEV	2023 TAXABLE	2024 TAXABLE
Agricultural	4,797,800	5,291,100	3,672,151	4,026,989
Commercial	480,904,100	500,339,600	315,474,870	339,888,530
Industrial	80,325,800	84,301,500	72,718,156	75,538,164
Residential	1,701,749,200	1,913,344,800	1,163,724,598	1,259,817,500
TOTAL	2,267,776,900	2,503,277,000	1,555,589,775	1,679,271,183

Personal Property

	2023 SEV	2024 SEV	2023 TAXABLE	2024 TAXABLE
Commercial	27,900,700	28,937,200	27,900,700	28,937,200
Industrial	34,261,400	31,440,800	34,261,400	31,440,800
Uility	89,302,400	89,852,600	89,302,400	89,046,725
TOTAL	151,464,500	150,230,600	151,464,500	149,424,725

TOTAL AD VALOREM	2,419,241,400	2,653,507,600	1,707,054,275	1,828,695,908
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2024 SPECIAL ACTS TOTALS

Real Property

	2023 SEV	2024 SEV	2023 TAXABLE	2024 TAXABLE
I.F.T. Parcels	972,200	1,011,000	934,589	961,317

Personal Property

	2023 SEV	2024 SEV	2023 TAXABLE	2024 TAXABLE
I.F.T. Parcels	-	-	-	-

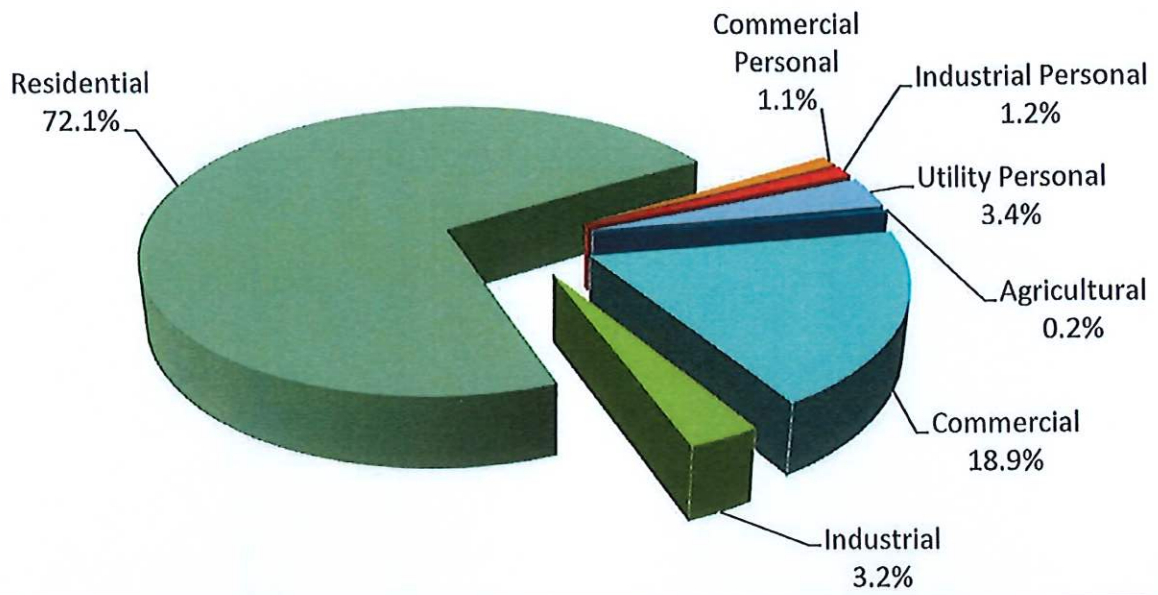
TOTAL SPECIAL ACTS	972,200	1,011,000	934,589	961,317
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GRAND TOTAL AD VALOREM & SPECIAL ACTS	2,420,213,600	2,654,518,600	1,707,988,864	1,829,657,225
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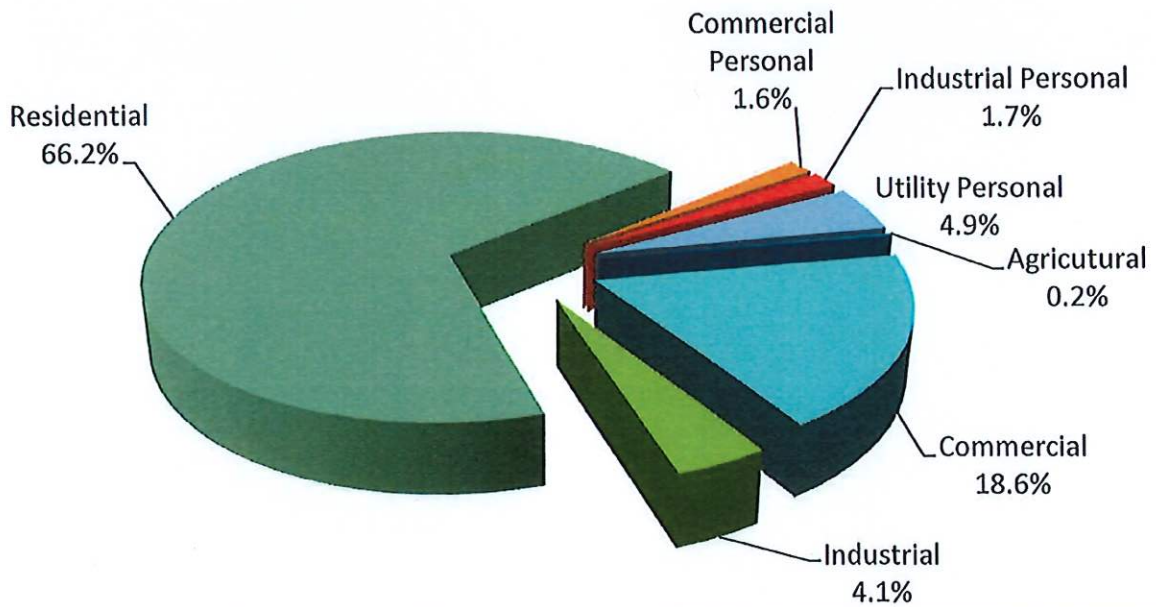
	TAXABLE VALUE
2024 PILOT - HOLY CREEK NON PROFIT	2,336,200
2024 RENAISSANCE ZONE - ACM	27,015,251
TOTAL TAXABLE	29,351,451 **
**VALUES TO BE IDENTIFIED ON THE L-4029 AND REMOVED FOR BUDGET PREPARATION.	

	TAXABLE VALUE
2024 VETERANS EXEMPTIONS	9,871,300

State Equalized Value by Property Class



Taxable Value by Property Class



**2024 SUMMARY
CHANGE IN ASSESSED AND TAXABLE VALUE**

TOTAL REAL PROPERTY		
ASSESSED VALUE		TAXABLE VALUE
2,503,277,000	(2024)	1,679,271,183
<u>-2,267,776,900</u>	(2023)	<u>-1,555,589,775</u>
235,500,100	10.38% Increase	123,681,408 7.95% Increase

TOTAL PERSONAL PROPERTY		
ASSESSED VALUE		TAXABLE VALUE
150,230,600	(2024)	149,424,725
<u>151,464,500</u>	(2023)	<u>151,464,500</u>
- 1,233,900	.81% Decrease	- 2,039,775 1.35% Decrease

TOTAL		
ASSESSED VALUE		TAXABLE VALUE
2,653,507,600	(2024)	1,828,695,908
<u>2,419,241,400</u>	(2023)	<u>1,707,054,275</u>
234,266,200	9.68% Increase	121,641,633 7.13% Increase

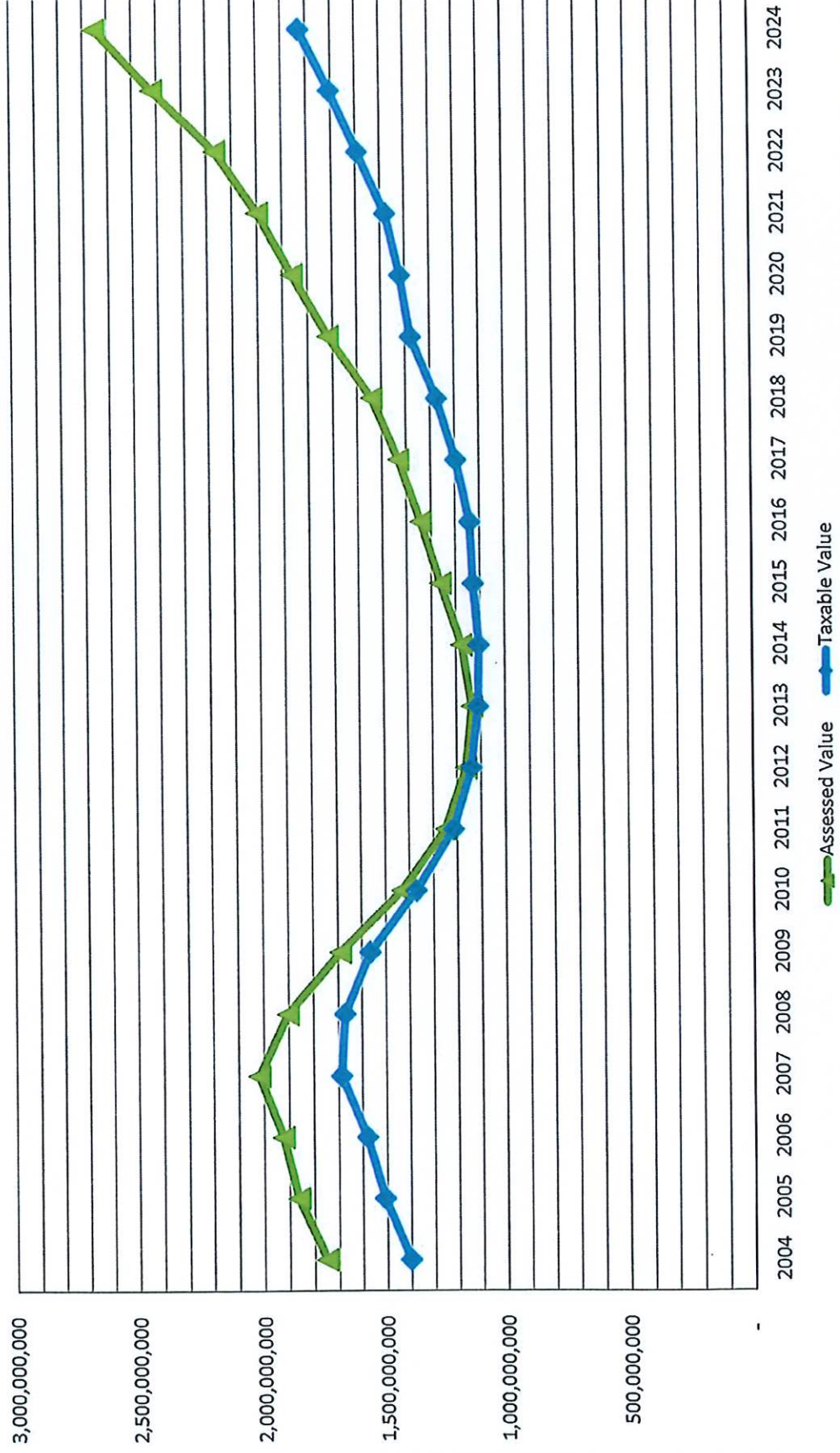
SPECIAL ACTS		
ASSESSED VALUE		TAXABLE VALUE
1,011,000	(2024)	961,317
<u>972,200</u>	(2023)	<u>934,589</u>
38,800	3.99% Increase	26,728 2.86% Increase

GRAND TOTAL		
ASSESSED VALUE		TAXABLE VALUE
2,654,518,600	(2024)	1,829,657,225
<u>2,420,213,600</u>	(2023)	<u>1,707,988,864</u>
234,305,000	9.68% Overall Increase	121,668,361 7.12% Overall Increase

	TAXABLE VALUE
2024 PILOT - HOLY CREEK NON PROFIT	2,336,200
2024 RENAISSANCE ZONE - ACM	<u>27,015,251</u>
TOTAL TAXABLE	29,351,451 **

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

Assessed & Taxable Value Trends



COMPARATIVE TAXABLE VALUE TOTALS SINCE 2007

2024 TAXABLE VALUE

RESIDENTIAL	1,259,817,500		1,259,817,500
COMMERCIAL	339,888,530		339,888,530
INDUSTRIAL	75,538,164		49,396,213
AGRICULTURAL	4,026,989		4,026,989
PERSONAL PROPERTY	149,424,725		148,551,395
TOTAL	1,828,695,908	-27,015,251 (Rn Zone)	1,801,680,627 (+7.24%)

2023 TAXABLE VALUE

RESIDENTIAL	1,163,724,598		1,163,724,598
COMMERCIAL	315,474,870		315,474,870
INDUSTRIAL	72,718,156		46,602,002
AGRICULTURAL	3,672,151		3,672,151
PERSONAL PROPERTY	151,464,500		150,555,200
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	154,988,700		144,482,870
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	160,133,100		158,990,300
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	164,837,900		163,611,400
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	178,944,400		178,119,500
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	134,415,400		134,415,400
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	114,853,500		
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%)

2024 TAXABLE VALUE

RESIDENTIAL	1,259,817,500	15.71%
COMMERCIAL	339,888,530	37.02%
INDUSTRIAL	49,396,213	(66.12%)
AGRICULTURAL	4,026,989	164.04%
PERSONAL PROPERTY	<u>148,551,395</u>	(46.95%)
TOTAL	1,801,680,627	6.55%

**2024 Taxable Value
Principal Residence vs. Non Principal Residence
Residential Properties by School District**

**Total Residential Taxable Value
1,259,817,500
Total Residential Parcel Count
17,733**

Ypsilanti Community Schools - YP

Taxable Value = 384,252,845

Parcel Count = 5,292

Principal Residence Taxable Value

332,981,351 / 86.7%

Non-Principal Residence Taxable Value

51,271,494 / 13.3%

Ypsilanti Community Schools - WR

Taxable Value = 130,832,224

Parcel Count = 3,759

Principal Residence Taxable Value

90,474,010 / 69.2%

Non-Principal Residence Taxable Value

40,358,214 / 30.8%

Lincoln Consolidated Schools

Taxable Value = 680,524,310

Parcel Count = 7,136

Principal Residence Taxable Value

640,733,103 / 94.2%

Non-Principal Residence Taxable Value

39,791,207 / 5.8%

Van Buren Public Schools

Taxable Value = 64,208,121

Parcel Count = 1,546

Principal Residence Taxable Value

46,701,505 / 72.7%

Non-Principal Residence Taxable Value

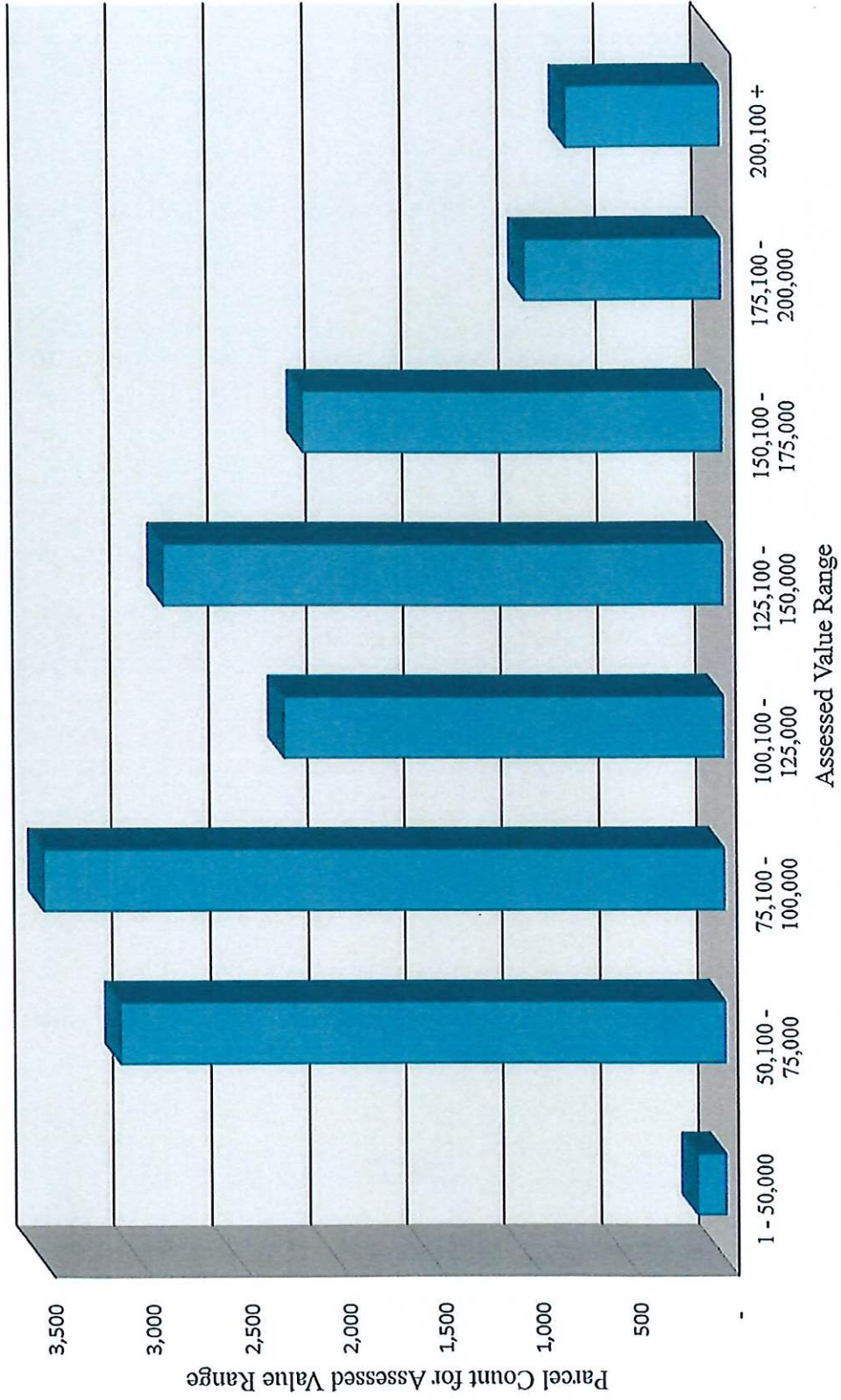
17,506,616 / 27.3%

2024 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 - 50,000				
IMPROVED	146	6,442,100		
VACANT	582	15,673,300		
TOTAL PARCELS	728	22,115,400	44,124	0.92%
50,100 - 75,000				
IMPROVED	3,098	204,559,900		
VACANT	25	1,561,600		
TOTAL PARCELS	3,123	206,121,500	66,030	19.60%
75,100 - 100,000				
IMPROVED	3,488	301,489,500		
VACANT	10	846,500		
TOTAL PARCELS	3,498	302,336,000	86,436	22.06%
100,100 - 125,000				
IMPROVED	2,260	253,204,900		
VACANT	1	107,500		
TOTAL PARCELS	2,261	253,312,400	112,038	14.30%
125,100 - 150,000				
IMPROVED	2,867	394,664,600		
VACANT	2	271,100		
TOTAL PARCELS	2,869	394,935,700	137,658	18.14%
150,100 - 175,000				
IMPROVED	2,154	347,404,100		
VACANT	2	322,100		
TOTAL PARCELS	2,156	347,726,200	161,283	13.63%
175,100 - 200,000				
IMPROVED	1,006	187,369,000		
VACANT	3	557,700		
TOTAL PARCELS	1,009	187,926,700	186,251	6.36%
200,100 +				
IMPROVED	790	183,899,600		
VACANT	5	2,434,700		
TOTAL PARCELS	795	186,334,300	232,784	5.00%
				<u>100.00%</u>

AVERAGE ASSESSED VALUE OF IMPROVED RESIDENTIAL PROPERTY: 118,858
 ESTIMATED AVERAGE TRUE CASH VALUE: 237,716

Histogram of Residential Improved Assessments



**LARGEST IMPROVED RESIDENTIAL SALES
FOR 2023**

<u>PARCEL ID</u>	<u>STREET ADDRESS</u>	<u>SALE PRICE</u>	<u>SQUARE FOOTAGE</u>	<u>STYLE</u>	<u>SUBDIVISION</u>
K -11-21-185-201	7963 Lake Crest Dr.	\$ 612,000	2,056	2 Story	Ford Lake Heights, Waterfront
K -11-21-186-211	7885 Lake Crest Dr.	\$ 605,000	2,140	2 Story	Ford Lake Heights, Waterfront
K -11-19-100-007	5410 Ellis Rd.	\$ 601,000	2,879	1 Story	Acreage
K -11-19-400-026	5610 Ellis Rd.	\$ 595,000	2,480	2 Story	Acreage
K -11-28-100-054	6100 Whittaker Rd.	\$ 584,500	2,622	2 Story	Acreage
K -11-39-251-002	1980 Ellsworth Rd.	\$ 565,000	2,296	1 Story	Acreage
K -11-32-200-032	7363 Stoney Creek Rd.	\$ 561,500	2,186	1 Story	Acreage
K -11-27-406-126	8830 Lakeway Ct.	\$ 535,000	3,188	2 Story	Creekside Village West
K -11-30-100-038	5667 Bon Terre Dr.	\$ 530,000	1,955	1 Story	Acreage
K -11-14-300-009	1410 Grove Rd.	\$ 500,000	3,782	2 Story	Acreage
K -11-27-408-167	6792 WIng St.	\$ 495,000	2,790	2 Story	Creekside Village West
K -11-26-340-026	9428 Maplelawn Ct.	\$ 493,052	3,480	2 Story	Majestic Lakes Estates
K -11-27-404-061	8625 Indigo Ct.	\$ 490,000	2,451	2 Story	Creekside Village West
K -11-28-113-236	8308 Thornhill Dr.	\$ 485,000	2,915	2 Story	Partridge Creek North
K -11-28-111-274	8052 Reflection Ct.	\$ 475,000	2,422	2 Story	Partridge Creek North
K -11-26-330-072	9103 Country View Dr.	\$ 475,000	2,952	1 Story	Lakewood Estates
K -11-28-115-206	8298 Hummingbird Dr.	\$ 471,000	2,931	2 Story	Partridge Creek North
K -11-28-114-193	8200 Blue Jay Dr.	\$ 469,900	2,911	2 Story	Partridge Creek North
K -11-26-330-057	9113 Fawn Dr.	\$ 460,722	2,942	2 Story	Lakewood Estates
K -11-28-112-157	6030 Cherrywood Dr.	\$ 460,000	2,933	2 Story	Partridge Creek North

**LARGEST COMMERCIAL & INDUSTRIAL SALES
2023 SALES**

TOP 12 COMMERCIAL SALES

<u>PARCEL ID</u>	<u>STREET ADDRESS</u>	<u>SALE PRICE</u>	<u>COMMERCIAL USE</u>
K-11-06-350-021	2985 Washtenaw Rd.	\$ 9,796,888	Market
K-11-17-361-021	660 James L Hart Pkwy.	\$ 5,463,504	Firing Range
K-11-13-384-007	1942 McGregor Rd.	\$ 4,640,000	Warehouse / Office
K-11-20-301-017	5820 Stony Creek Rd.	\$ 1,650,000	Country Club Pro Shop
K-11-03-200-010	528 E. Clark Rd.	\$ 1,380,000	Convenience Market
K-11-10-125-012	1180 E. Cross St.	\$ 1,200,000	Apartments
K-11-06-449-010	2220 Washtenaw Rd.	\$ 840,000	Restaurant - Fast Food
K-11-06-303-003 K-11-06-303-004	2789 Washtenaw Rd. 2751 Washtenaw Rd.	\$ 820,000	Automotive Center
K-11-10-467-002	1166 Ecorse Rd.	\$ 500,000	Mini Mart / Fuel Station
K-11-06-100-005 K-11-06-100-006	1900 N Huron River Dr. 1948 N Huron River Dr.	\$ 425,000	Vacant Land
K-11-10-108-001 K-11-10-108-010	1396 E. Michigan Ave. 367 N Harris Rd.	\$ 310,000	Store Retail
K-11-18-360-010	4785 Munger Rd.	\$ 300,000	Mobile Home Park

TOP 3 INDUSTRIAL SALES

<u>PARCEL ID</u>	<u>STREET ADDRESS</u>	<u>SALE PRICE</u>	<u>INDUSTRIAL USE</u>
K-11-13-252-005	1236 Watson St.	\$ 3,850,000	Light Manufacturing
K-11-13-433-011	2740 State St.	\$ 237,599	Vacant Land
K-11-13-230-002	1175 Watson St.	\$ 160,000	Vacant Land

2024
Personal Property Exemption Impact

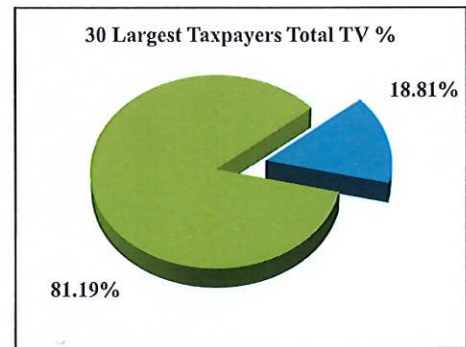
Impact Since Inception		
	Small Business Exemption	EMPP Exemption
2013	0	0
* 2014	349	0
2015	388	0
** 2016	434	17
2017	474	19
2018	539	27
2019	587	27
2020	625	25
2021	662	22
2022	692	16
2023	745	23
2024	766	20

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	\$105,862	Received
2023 \$90,113	\$189,512	Received
2024 \$111,738	Distributed Februray 2025	

* 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 (Tax Rates Listed Below)
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%)
2024	1.050 (1.051)	5% Increase (5.1%)