

CHARTER TOWNSHIP OF YPSILANTI

2025 ASSESSMENT DATA

Ypsilanti Township
2025 Master Plan

FUTURE LAND USE MAP Ypsilanti Township, Washtenaw County

NEIGHBORHOOD PRESERVATION:
Neighborhood Preservation areas are established residential neighborhoods primarily north of Ford Lake and I-94. The intent is to preserve and strengthen the neighborhoods through investment, rehabilitation and infill.

INNOVATION & EMPLOYMENT DISTRICT:
The Innovation and Employment District is intended to be the major employment area of the township. The area is targeted for companies at the cutting edge of innovation with a combination of technology, office, craft manufacturing or light industrial uses.

OPEN SPACE, NEIGHBORHOOD PRESERVATION, & CLUSTER DEVELOPMENT:
Open Space, Neighborhood Preservation, and Cluster Neighborhood areas are in the southern part of the township. These areas can accommodate smaller scale specialized agricultural uses and low density/cluster single-family residential while preserving open spaces, natural features and existing neighborhoods.

AGRICULTURAL PRESERVATION:
Agriculture Preservation is clustered in the south-central portion of the township where farming operations are active. The category conserves agricultural lands for small, medium and larger farms, and provides stability for the agricultural economy while creating a sense of place.

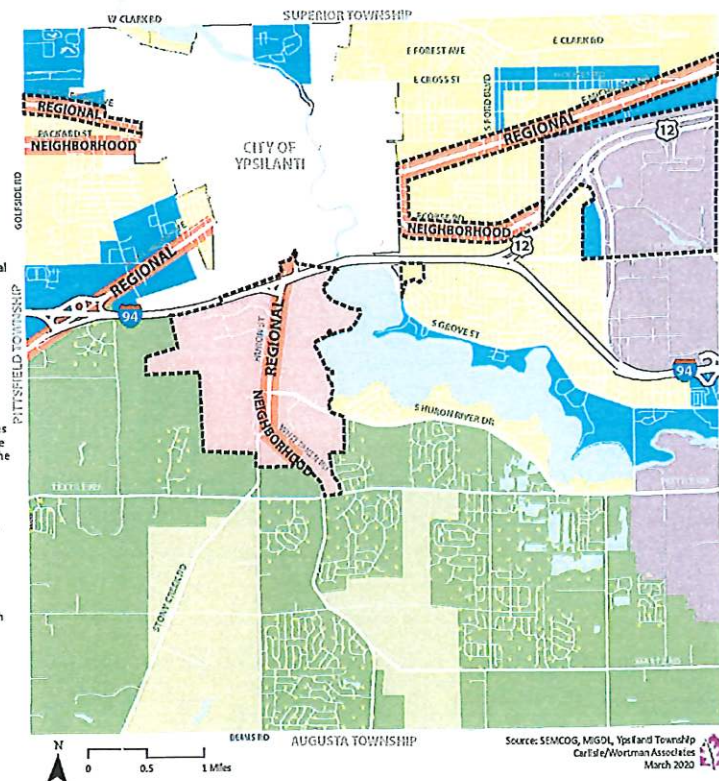
NEIGHBORHOOD TRANSITION DISTRICTS:
Neighborhood transition districts are multiple family housing, commercial and office uses, but can include single-family homes and institutional/civic uses and spaces. Uses shall be compatible with the existing areas and respect adjacent neighborhoods. The district is intended to serve as a sensible transition from Neighborhood Preservation Areas to more intense uses.

TOWNSHIP CORE:
The Township Core is intended to be the central core of the township. It includes the governmental center of the township with the Civic Center, County Courthouse, and the district library. Huron Street and the immediately surrounding area is meant to host a mix of uses from multiple-family residential to commercial to light industrial.

MIXED USE CORRIDORS:
Mixed Use Corridors are developed transportation arteries with a mixture of residential, commercial, office and employment uses. The intent is to improve the function, investment value and aesthetics of corridor. There are two types of Mixed Use Corridors: Neighborhood and Regional.

SPECIAL AREA PLANS:
These areas have special area plans either in this document or recently adopted by Ypsilanti Township.

EXISTING NEIGHBORHOODS:
The intent is to preserve and strengthen these neighborhoods through investment, maintenance and preservation of surrounding open space.



50 Future Land Use Plan - ADOPTED MARCH 2020

“Where Your Future Grows”

DEPARTMENTAL CORRESPONDENCE

DATE: April 1, 2025
TO: BRENDA STUMBO, SUPERVISOR
FROM: LINDA GOSSELIN, ASSESSOR
BRIAN MCCLEERY, DEPUTY ASSESSOR
SUBJECT: 2025 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 53 appeals. Of these appeals, 26 were In-Person appearance appeals and 27 were write-in appeals. The Board of Review granted 10 Poverty Exemptions.
- The **2025 State Equalized Value:**
2,789,474,200– Overall increase from 2024 of 4.996%
- The **2025 Taxable Value:**
1,905,835,784– Overall increase from 2024 of 4.131%
- The **2025 Act 198 – IFT Taxable Value:**
778,207 – Overall **decrease** from 2024 of -19.047%

2025 AD VALOREM TOTALS

Real Property

| | 2024 SEV | 2025 SEV | 2024 TAXABLE | 2025 TAXABLE |
|--------------|----------------------|----------------------|----------------------|----------------------|
| Agricultural | 5,291,100 | 5,854,000 | 4,026,989 | 4,179,305 |
| Commercial | 500,339,600 | 489,697,400 | 339,888,530 | 350,960,274 |
| Industrial | 84,301,500 | 87,628,200 | 75,538,164 | 77,321,630 |
| Residential | 1,913,344,800 | 2,057,874,900 | 1,259,817,500 | 1,325,685,269 |
| TOTAL | 2,503,277,000 | 2,641,054,500 | 1,679,271,183 | 1,758,146,478 |

Personal Property

| | 2024 SEV | 2025 SEV | 2024 TAXABLE | 2025 TAXABLE |
|--------------|--------------------|--------------------|--------------------|--------------------|
| Commercial | 28,937,200 | 28,526,500 | 28,937,200 | 28,526,500 |
| Industrial | 31,440,800 | 28,559,300 | 31,440,800 | 28,559,300 |
| Utility | 89,852,600 | 91,333,900 | 89,046,725 | 90,603,506 |
| TOTAL | 150,230,600 | 148,419,700 | 149,424,725 | 147,689,306 |

| | | | | |
|-----------------------------|----------------------|----------------------|----------------------|----------------------|
| TOTAL AD VALOREM | 2,653,507,600 | 2,789,474,200 | 1,828,695,908 | 1,905,835,784 |
|-----------------------------|----------------------|----------------------|----------------------|----------------------|

2025 SPECIAL ACTS TOTALS

Real Property

| | 2024 SEV | 2025 SEV | 2024 TAXABLE | 2025 TAXABLE |
|----------------|-------------|-------------|-----------------|-----------------|
| I.F.T. Parcels | 1,011,000 | 818,200 | 961,317 | 778,207 |

Personal Property

| | 2024 SEV | 2025 SEV | 2024 TAXABLE | 2025 TAXABLE |
|----------------|-------------|-------------|-----------------|-----------------|
| I.F.T. Parcels | - | - | - | - |

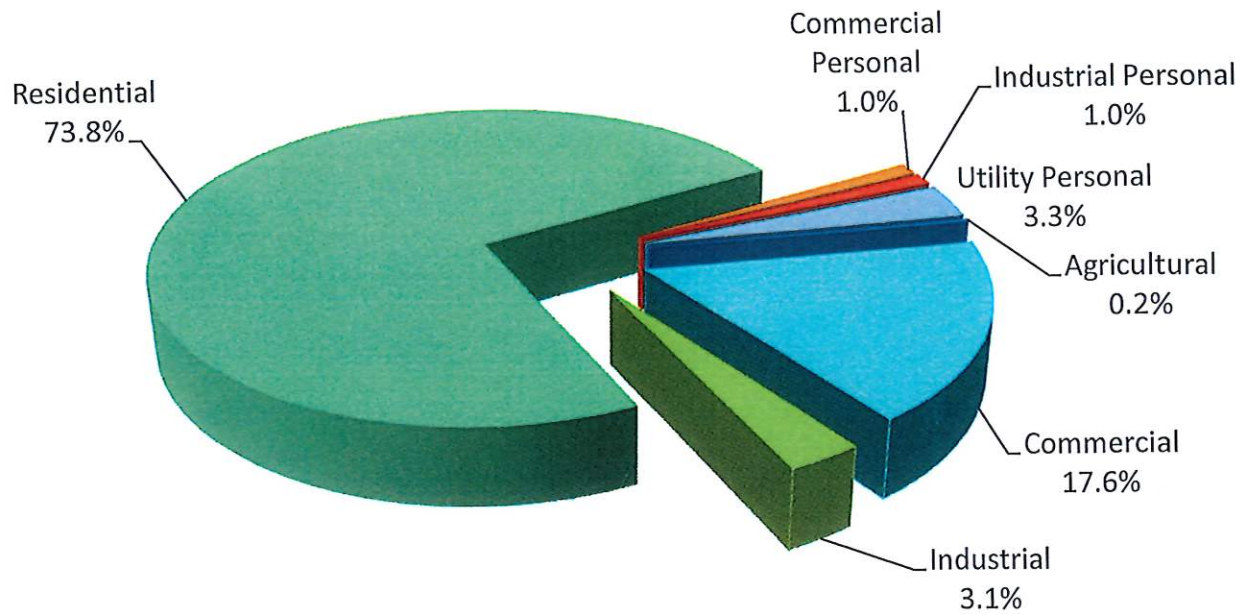
| | | | | |
|-------------------------------|------------------|----------------|----------------|----------------|
| TOTAL SPECIAL ACTS | 1,011,000 | 818,200 | 961,317 | 778,207 |
|-------------------------------|------------------|----------------|----------------|----------------|

| | | | | |
|--|----------------------|----------------------|----------------------|----------------------|
| GRAND TOTAL AD VALOREM & SPECIAL ACTS | 2,654,518,600 | 2,790,292,400 | 1,829,657,225 | 1,906,613,991 |
|--|----------------------|----------------------|----------------------|----------------------|

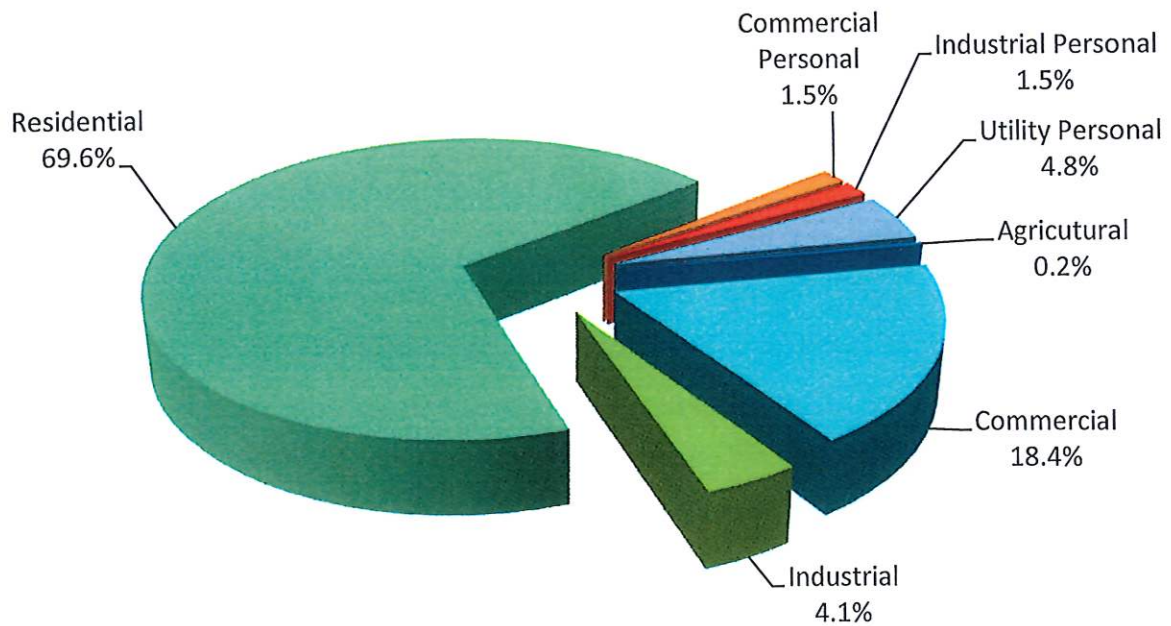
| | TAXABLE VALUE |
|--|----------------------|
| 2025 PILOT - HOLY CREEK NON PROFIT | 2,336,200 |
| 2025 RENAISSANCE ZONE - ACM | 27,083,144 |
| TOTAL TAXABLE | 29,419,344 ** |
| **VALUES TO BE IDENTIFIED ON THE L-4029 AND REMOVED FOR BUDGET PREPARATION. | |

| | TAXABLE VALUE |
|--|----------------------|
| 2025 VETERANS EXEMPTIONS AS OF MARCH 26, 2025 | 10,951,840 |

State Equalized Value by Property Class



Taxable Value by Property Class



**2025 SUMMARY
CHANGE IN ASSESSED AND TAXABLE VALUE**

TOTAL REAL PROPERTY

ASSESSED VALUE

TAXABLE VALUE

2,641,054,500

(2025)

1,758,146,478

-2,503,277,000

(2024)

-1,679,271,183

137,777,500 5.50% Increase

78,875,295 4.69% Increase

TOTAL PERSONAL PROPERTY

ASSESSED VALUE

TAXABLE VALUE

148,419,700

(2025)

147,689,306

-150,230,600

(2024)

-149,424,725

-1,810,900 1.20% Decrease

-1,735,419 1.16% Decrease

TOTAL

ASSESSED VALUE

TAXABLE VALUE

2,789,474,200

(2025)

1,905,835,784

-2,653,507,600

(2024)

-1,828,695,908

135,966,600 5.12% Increase

77,139,876 4.21% Increase

SPECIAL ACTS

ASSESSED VALUE

TAXABLE VALUE

818,200

(2025)

778,207

-1,011,000

(2024)

-961,317

-192,800 19.07% Decrease

-183,110 19.04% Decrease

GRAND TOTAL

ASSESSED VALUE

TAXABLE VALUE

2,790,292,400

(2025)

1,906,613,991

-2,654,518,600

(2024)

-1,829,657,225

135,773,800 5.11% Increase

76,956,766 4.20% Increase

TAXABLE VALUE

2024 PILOT - HOLY CREEK NON PROFIT

2,336,200

2024 RENAISSANCE ZONE - ACM

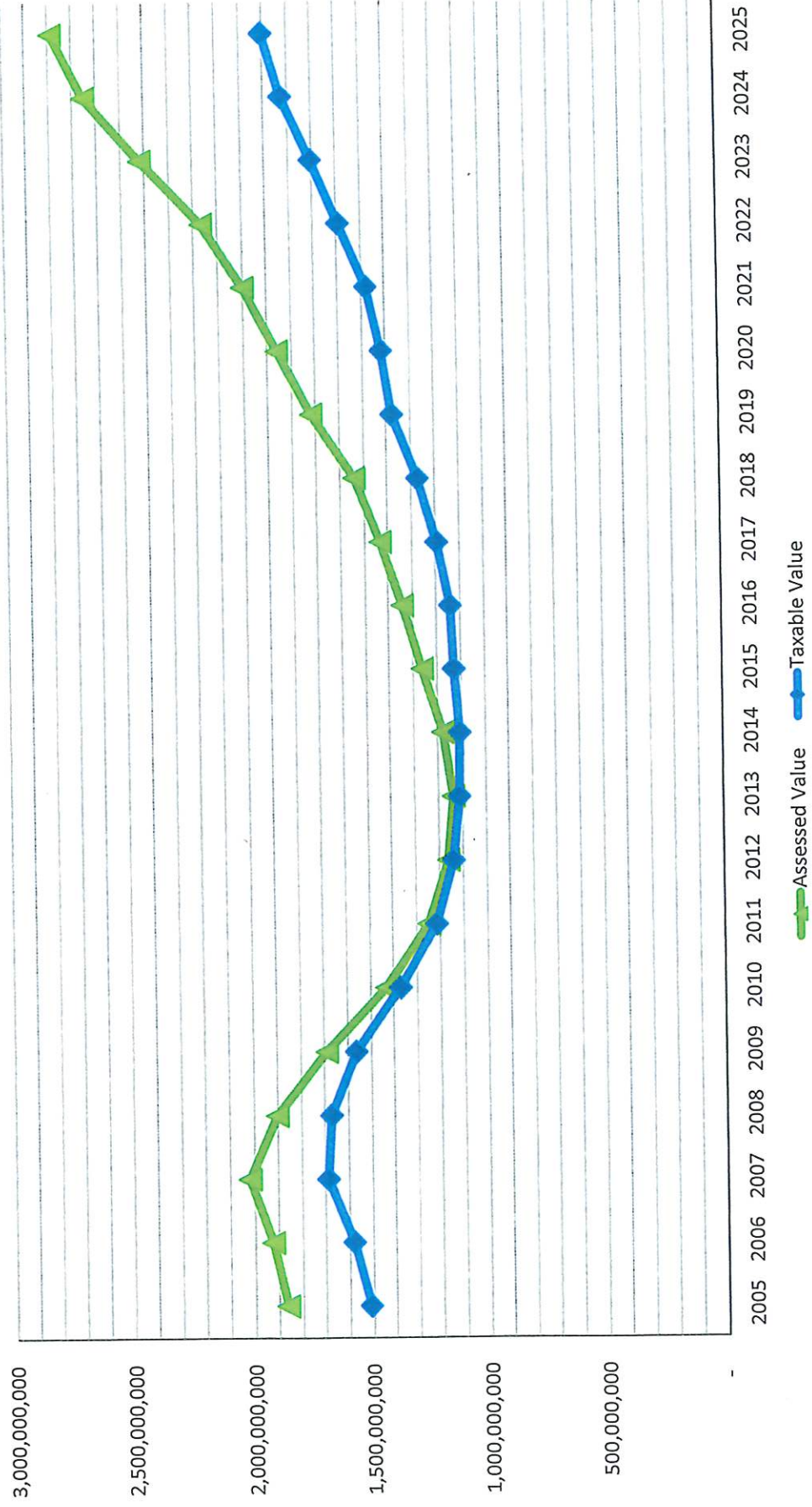
27,083,144

TOTAL TAXABLE

29,419,344 **

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

Assessed & Taxable Value Trends



COMPARATIVE TAXABLE VALUE TOTALS SINCE 2007

2025 TAXABLE VALUE

| | | | |
|-------------------|---------------|-----------------------|------------------------|
| RESIDENTIAL | 1,325,685,269 | | 1,325,685,269 |
| COMMERCIAL | 350,960,274 | | 350,960,274 |
| INDUSTRIAL | 77,321,630 | | 51,162,886 |
| AGRICULTURAL | 4,179,305 | | 4,179,305 |
| PERSONAL PROPERTY | 147,689,306 | | 146,764,906 |
| TOTAL | 1,905,835,784 | -27,083,144 (Rn Zone) | 1,878,752,640 (+4.27%) |

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 | <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 |
| | (+11.33%) |

VALUE DIFFERENCE SINCE 2007**2025 TAXABLE VALUE**

| | |
|----------------------|------------------|
| 1,325,685,269 | 21.76% |
| 350,960,274 | 41.48% |
| 51,162,886 | (-47.90%) |
| 4,179,305 | 174.03% |
| <u>146,764,906</u> | (-38.77%) |
| 1,878,752,640 | |

**2025 Taxable Value
Principal Residence vs. Non Principal Residence
Residential Properties by School District**

**Total Residential Taxable Value
1,325,685,269**

**Total Residential Parcel Count
17,729**

Ypsilanti Community Schools - YP

Taxable Value = 404,826,334

Parcel Count = 5,292

Principal Residence Taxable Value
350,897,997 / **86.7%**

Non-Principal Residence Taxable Value
53,928,337 / 11.8%

Ypsilanti Community Schools - WR

Taxable Value = 140,920,377

Parcel Count = 3,758

Principal Residence Taxable Value
98,506,342 / **69.9%**

Non-Principal Residence Taxable Value
42,414,035 / 30.1%

Lincoln Consolidated Schools

Taxable Value = 710,798,043

Parcel Count = 7,131

Principal Residence Taxable Value
666,611,281 / **93.8%**

Non-Principal Residence Taxable Value
44,186,762 / 6.2%

Van Buren Public Schools

Taxable Value = 69,140,515

Parcel Count = 1,548

Principal Residence Taxable Value
50,059,078 / **72.4%**

Non-Principal Residence Taxable Value
19,081,437 / 27.6%

2025 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 | 50 | 1,901,000 | | |
| VACANT | 530 | 15,877,400 | | |
| TOTAL PARCELS | 580 | 17,778,400 | 38,020 | 0.32% |
| 50,100 - 75,000 | | | | |
| IMPROVED | 1,715 | 115,323,100 | | |
| VACANT | 46 | 2,791,400 | | |
| TOTAL PARCELS | 1,761 | 118,114,500 | 67,244 | 10.84% |
| 75,100 - 100,000 | | | | |
| IMPROVED | 4,274 | 369,814,100 | | |
| VACANT | 17 | 1,437,500 | | |
| TOTAL PARCELS | 4,291 | 371,251,600 | 86,526 | 27.01% |
| 100,100 - 125,000 | | | | |
| IMPROVED | 2,391 | 266,618,400 | | |
| VACANT | 6 | 657,600 | | |
| TOTAL PARCELS | 2,397 | 267,276,000 | 111,509 | 15.11% |
| 125,100 - 150,000 | | | | |
| IMPROVED | 2,125 | 294,918,800 | | |
| VACANT | 3 | 393,800 | | |
| TOTAL PARCELS | 2,128 | 295,312,600 | 138,785 | 13.43% |
| 150,100 - 175,000 | | | | |
| IMPROVED | 2,521 | 409,042,500 | | |
| VACANT | 3 | 462,700 | | |
| TOTAL PARCELS | 2,524 | 409,505,200 | 162,254 | 15.93% |
| 175,100 - 200,000 | | | | |
| IMPROVED | 1,462 | 271,999,900 | | |
| VACANT | 3 | 539,500 | | |
| TOTAL PARCELS | 1,465 | 272,539,400 | 186,046 | 9.24% |
| 200,100 + | | | | |
| IMPROVED | 1,286 | 303,383,900 | | |
| VACANT | 6 | 2,713,300 | | |
| TOTAL PARCELS | 1,292 | 306,097,200 | 235,913 | 8.13% |
| | | | | 100.00% |

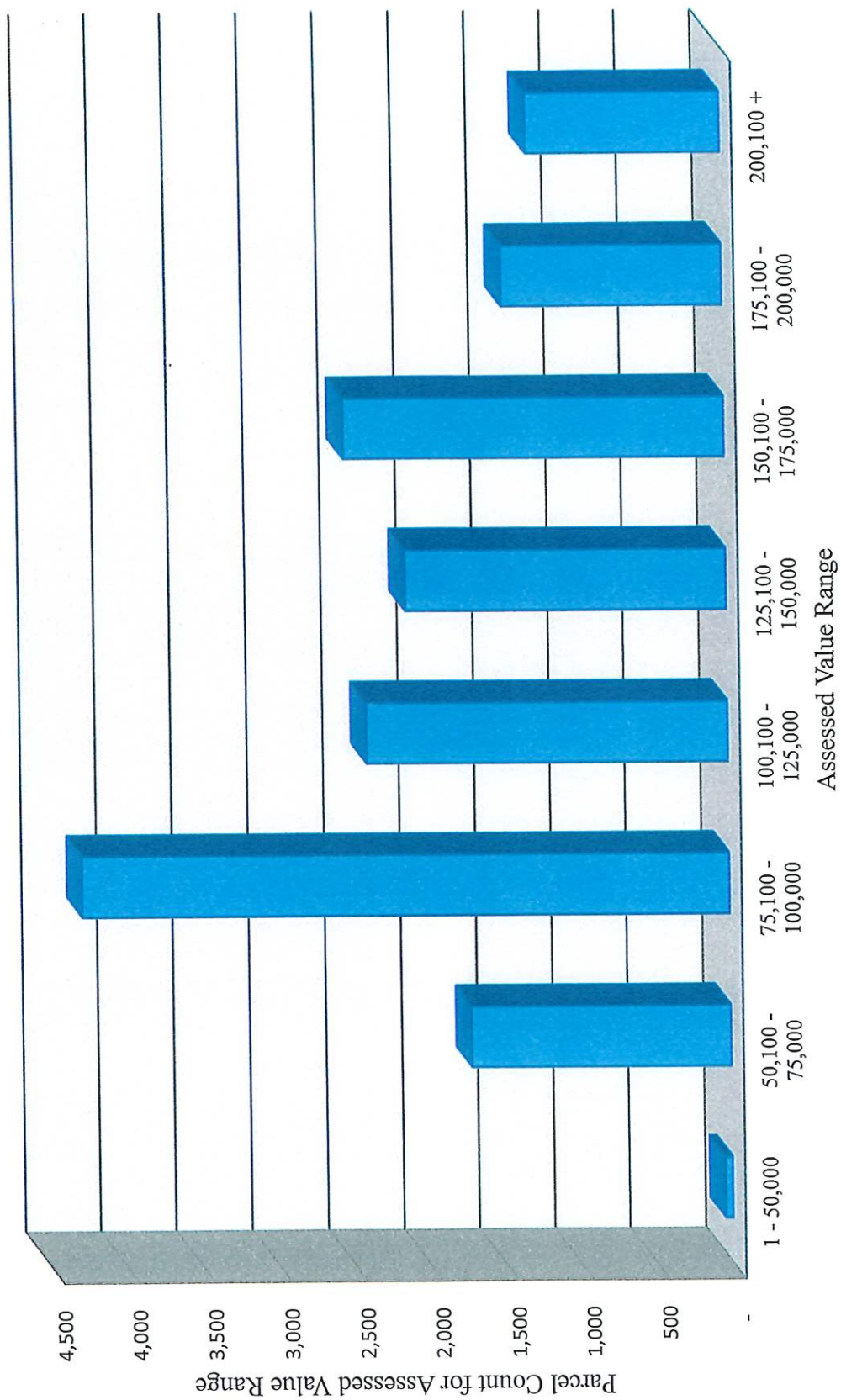
AVERAGE ASSESSED VALUE OF IMPROVED RESIDENTIAL PROPERTY:

128,476

ESTIMATED AVERAGE TRUE CASH VALUE:

256,952

Histogram of Residential Improved Assessments



LARGEST IMPROVED RESIDENTIAL SALES 2024 SALES

| PARCEL ID | STREET ADDRESS | SALE PRICE | SQUARE FOOTAGE | STYLE | SUBDIVISION |
|------------------|-----------------------|------------|----------------|---------|-------------------------------|
| K -11-21-186-214 | 7861 Lake Crest Dr | \$ 618,000 | 2,008 | 2 Story | Ford Lake Heights, Waterfront |
| K -11-05-220-005 | 1340 N Huron River Dr | \$ 615,000 | 2,711 | 2 Story | Waterfront Acreage |
| K -11-28-114-200 | 8239 Hummingbird Dr | \$ 540,000 | 2,422 | 2 Story | Partridge Creek North |
| K -11-35-300-057 | 9112 Martz Rd | \$ 530,000 | 2,407 | 2 Story | Acreage |
| K -11-20-301-056 | 5439 Pineview Dr | \$ 524,000 | 2,436 | 2 Story | Pineview Estates |
| K -11-27-409-183 | 8764 Indigo Ln | \$ 515,000 | 2,441 | 2 Story | Creekside Village West |
| K -11-27-409-188 | 8694 Indigo Ln | \$ 515,000 | 2,772 | 2 Story | Creekside Village West |
| K -11-28-200-026 | 6271 Hitchingham Rd | \$ 507,000 | 2,021 | 1 Story | Acreage |
| K -11-28-111-281 | 8044 Mapledale Dr | \$ 505,000 | 2,330 | 2 Story | Partridge Creek North |
| K -11-25-100-029 | 6330 Rawsonville Rd | \$ 500,000 | 1,206 | 1 Story | Acreage |
| K -11-35-235-103 | 7117 Marshcreek Dr | \$ 495,500 | 3,350 | 2 Story | Creekside Village East |
| K -11-20-365-006 | 6045 Vista Dr | \$ 485,000 | 2,344 | 2 Story | Pineview Estates |
| K -11-27-405-104 | 8825 Prarie St | \$ 483,000 | 2,171 | 2 Story | Creekside Village West |
| K -11-26-330-033 | 6684 Buck Crossing | \$ 475,000 | 2,739 | 2 Story | Majestic Lakes |
| K -11-28-110-096 | 7899 Breezewood Ct | \$ 470,500 | 2,330 | 2 Story | Partridge Creek North |
| K -11-26-340-009 | 6649 Maplawn Dr | \$ 470,000 | 3,183 | 2 Story | Village at Majestic Lakes |
| K -11-28-112-132 | 6021 Eagle Trace Dr | \$ 465,000 | 2,422 | 2 Story | Partridge Creek North |
| K -11-35-234-074 | 9103 Creekway Dr | \$ 462,000 | 2,364 | 2 Story | Creekside Village East |
| K -11-22-200-018 | 8345 S Huron River Dr | \$ 462,000 | 3,013 | 2 Story | Acerage |
| K -11-28-113-175 | 8277 Blue Jay Dr | \$ 461,600 | 2,360 | 2 Story | Partridge Creek North |

LARGEST COMMERCIAL & INDUSTRIAL SALES 2024 SALES

TOP COMMERCIAL SALES

| PARCEL ID | STREET ADDRESS | SALE PRICE | COMMERCIAL USE |
|-----------------|---------------------|--------------|----------------------------|
| K-11-10-125-014 | 1133 E Michigan Ave | \$ 4,554,485 | Automotive Center |
| K-11-38-150-011 | 1589 S Huron St | \$ 2,750,000 | Vacant Land |
| K-11-16-360-002 | 1349 S Huron St | \$ 1,900,000 | Office Building |
| K-11-10-125-015 | 1159 E Michigan Ave | \$ 1,155,000 | Medical - Office Buildings |
| K-11-24-100-002 | 2111 Rawsonville Rd | \$ 685,000 | Retail |
| K-11-18-100-019 | 755 S Hewitt Rd | \$ 665,000 | Vacant Land |
| K-11-06-482-013 | 1801 Washtenaw Rd. | \$ 546,000 | Restaurant - Fast Food |
| K-11-03-484-011 | 1241 E Cross St | \$ 530,000 | Group Home |
| K-11-38-150-009 | 1577 S Huron St | \$ 515,000 | Vacant Land |
| K-11-03-463-014 | 1122 Walnut St | \$ 495,000 | Day Care Center |
| K-11-02-275-003 | 1507 Holmes Rd | \$ 485,000 | Gas Station |
| K-11-01-430-003 | 3011 E Michigan Ave | \$ 396,500 | Church |

TOP INDUSTRIAL SALES

There were no Industrial Sales in 2024.

2025 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 |
| 2025 | 801 | 19 |

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

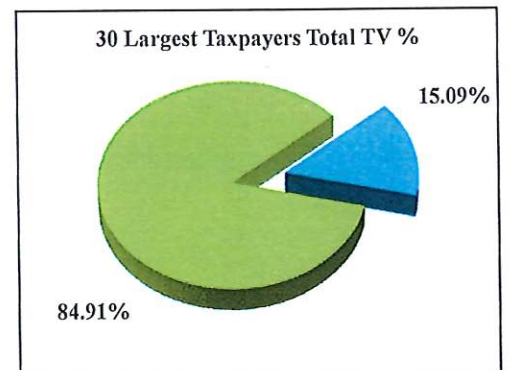
| Estimated Reimbursement | | Actual Reimbursement |
|-------------------------|-----------|---------------------------|
| 2015 | \$482 | \$482 Received |
| 2016 | \$126,194 | \$161,052 Received |
| 2017 | \$11,258 | \$19,055 Received |
| 2018 | \$0 | \$67,554 Received |
| 2019 | \$0 | \$67,554 Received |
| 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 | \$245,705 Received |
| 2025 | \$151,644 | Distributed February 2026 |

* 2014 is first year for Small Business Exemption

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

30 LARGEST TAXPAYERS
2025 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 | 2,278,854 | 48,929,400 | 51,208,254 | \$ 2,874,859 |
| Nexus Gas Transmission LLC | - | 26,857,900 | 26,857,900 | \$ 1,782,329 |
| DTE Electric Company | 250,422 | 19,932,600 | 20,183,022 | \$ 1,328,553 |
| LITW, LLC- Lake in The Woods Apts | 18,718,408 | 279,300 | 18,997,708 | \$ 1,202,758 |
| Wolverine Pipeline Co | - | 12,557,200 | 12,557,200 | \$ 826,589 |
| Aspen Chase Apartments LLC | 11,897,487 | 390,000 | 12,287,487 | \$ 804,124 |
| Nautica Pointe One LLC | 11,053,500 | 88,800 | 11,142,300 | \$ 737,492 |
| MFS Ypsilanti Holding, LLC-Marriot Hotel | 7,595,223 | 1,537,600 | 9,132,823 | \$ 582,702 |
| Ford Motor Company | 8,325,100 | - | 8,325,100 | \$ 551,822 |
| Schooner Cove III, LLC | 7,896,100 | 66,300 | 7,962,400 | \$ 526,984 |
| RLR Investments, LLC | 7,852,643 | - | 7,852,643 | \$ 516,888 |
| YPSI Ranches, LLC | 7,155,383 | 151,000 | 7,495,900 | \$ 498,481 |
| St. Clair Rev I, LLC, Et Al | 6,907,643 | - | 6,907,643 | \$ 454,682 |
| Willow Run Business Center LLC | 2,678,199 | 4,154,809 | 6,833,008 | \$ 447,162 |
| Orchard Square Property, LLC | 6,607,616 | - | 6,607,616 | \$ 434,936 |
| Villas Apartments LLC | 5,854,899 | - | 5,854,899 | \$ 385,387 |
| Benchmark Chestnut Lake Apts | 5,707,159 | 179,300 | 5,886,459 | \$ 385,315 |
| Village Grove I, LLC | 5,312,082 | 202,000 | 5,514,082 | \$ 375,143 |
| Sun Lakeview, LLC | 5,383,955 | - | 5,383,955 | \$ 356,870 |
| Loop Country Meadows, LLC | 5,217,915 | 97,100 | 5,315,015 | \$ 348,687 |
| NMPFEB- Eby Brown | 3,600,710 | 1,803,900 | 5,404,610 | \$ 348,425 |
| VTP AI LP | 4,910,452 | 190,200 | 5,100,652 | \$ 333,460 |
| YES Companies EXP Key, LLC-Swan Creek MH | 4,873,100 | - | 4,873,100 | \$ 323,009 |
| Woods of Roundtree Apts | 4,497,049 | 114,000 | 4,611,049 | \$ 302,147 |
| Huron Heights Apts | 4,577,300 | - | 4,577,300 | \$ 301,293 |
| Charter Development CO, LLC | 4,441,154 | - | 4,441,154 | \$ 292,330 |
| Benchmark Fairway Trails, LLC | 4,245,960 | 56,400 | 4,302,360 | \$ 282,519 |
| Schooner Cove | 4,064,445 | 216,300 | 4,280,745 | \$ 279,161 |
| JMDH Real Estate of Ypsilanti, LLC | 3,706,713 | 350,900 | 4,057,613 | \$ 262,875 |
| Schooner I | 3,806,970 | - | 3,806,970 | \$ 252,342 |
| TOTALS : | 169,416,441 | 118,155,009 | 287,760,967 | \$ 18,399,324 |



Ad Valorem Township Millage Rates : 13.6271
ACT 198 IFT Township Millage Rates : 6.81355

Township Tax Dollars
\$3,921,347
\$ -
TOTAL TOWNSHIP TAX DOLLARS : \$3,921,347

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%) |
| 2025 | 1.031 | 3.1% Increase |