

# 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:

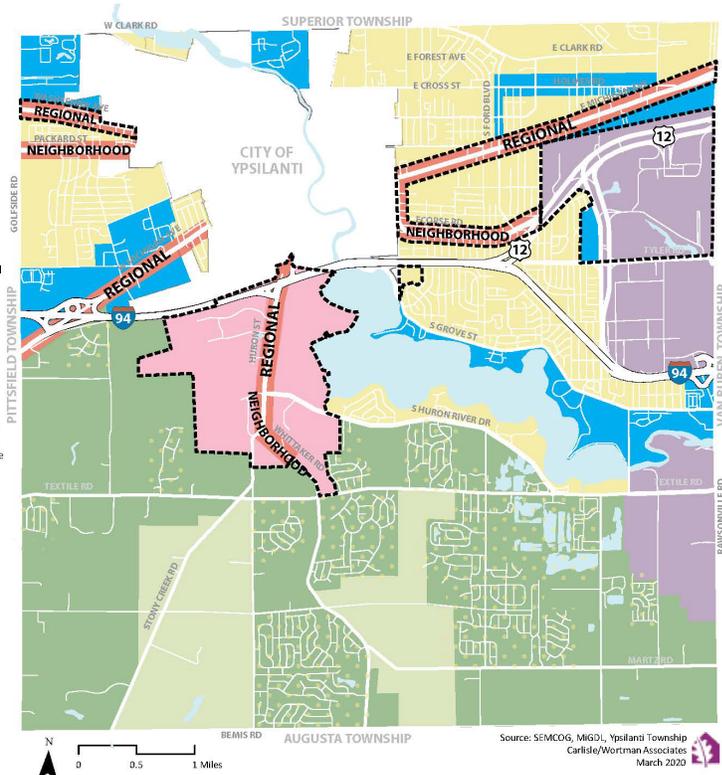
Mixed Use Corridors are developed transportation arteries, with a mixture of residential, commercial, office and employment uses. The intent is to improve the function, investment value and aesthetics of corridor. There are two types of Mixed Use Corridors: Neighborhood and Regional.

#### 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.



“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
<b>TOTAL</b>	<b>2,503,277,000</b>	<b>2,641,054,500</b>	<b>1,679,271,183</b>	<b>1,758,146,478</b>

### 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
Utilitiy	89,852,600	91,333,900	89,046,725	90,603,506
<b>TOTAL</b>	<b>150,230,600</b>	<b>148,419,700</b>	<b>149,424,725</b>	<b>147,689,306</b>

<b>TOTAL AD VALOREM</b>	<b>2,653,507,600</b>	<b>2,789,474,200</b>	<b>1,828,695,908</b>	<b>1,905,835,784</b>
-----------------------------	----------------------	----------------------	----------------------	----------------------

## 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	-	-	-	-

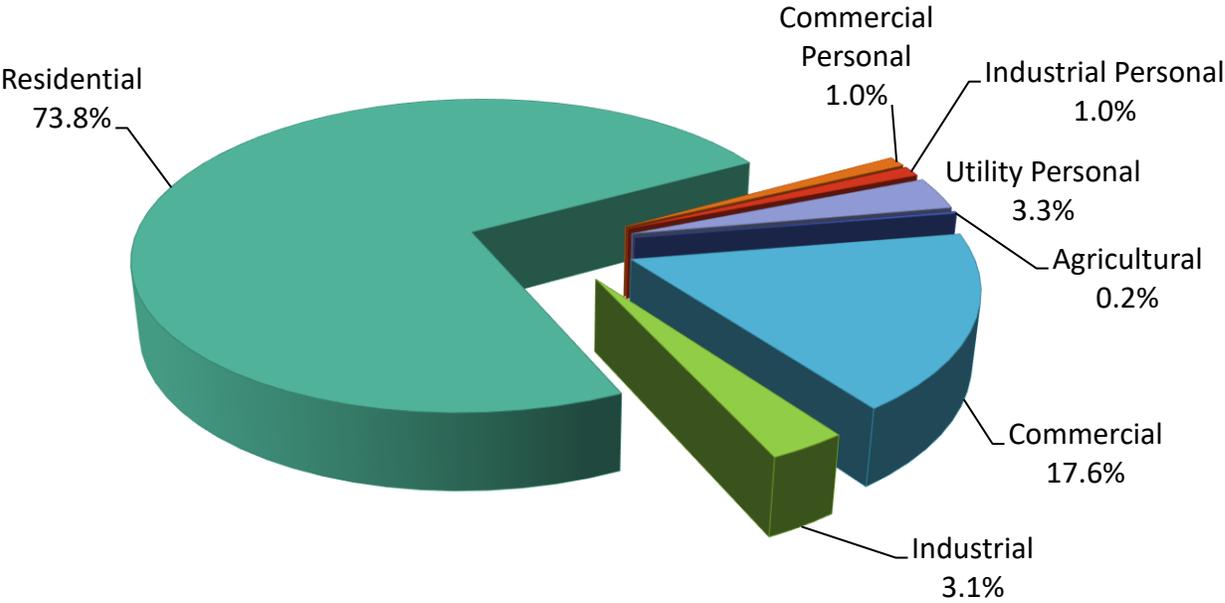
<b>TOTAL SPECIAL ACTS</b>	<b>1,011,000</b>	<b>818,200</b>	<b>961,317</b>	<b>778,207</b>
-------------------------------	------------------	----------------	----------------	----------------

<b>GRAND TOTAL AD VALOREM &amp; SPECIAL ACTS</b>	<b>2,654,518,600</b>	<b>2,790,292,400</b>	<b>1,829,657,225</b>	<b>1,906,613,991</b>
--	----------------------	----------------------	----------------------	----------------------

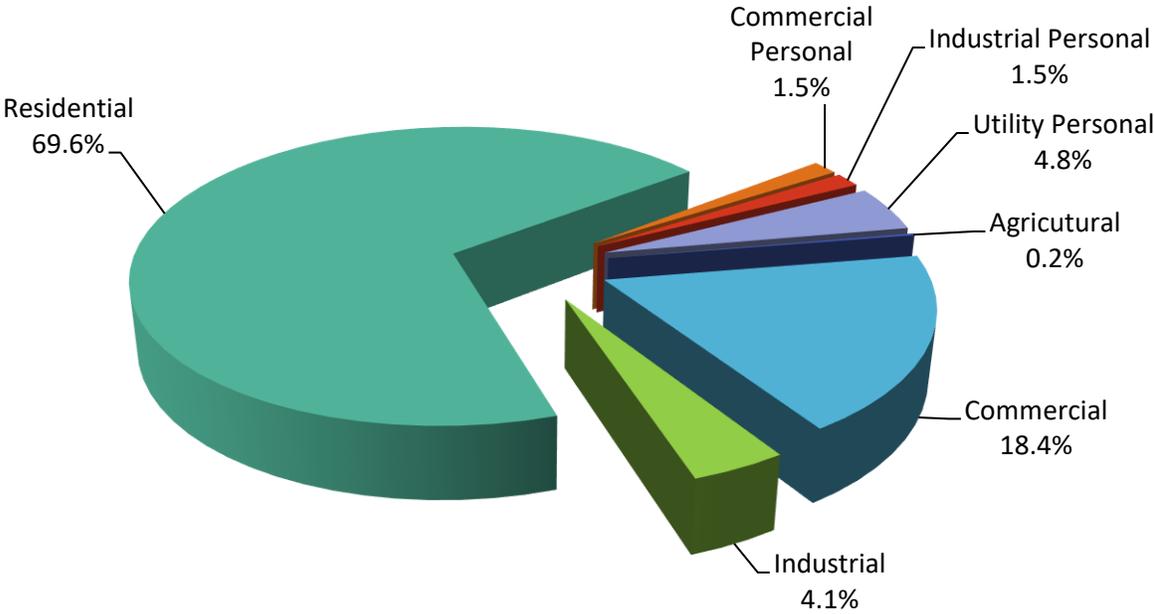
	TAXABLE VALUE
2025 PILOT - HOLY CREEK NON PROFIT	2,336,200
2025 RENAISSANCE ZONE - ACM	27,083,144
<b>TOTAL TAXABLE</b>	<b>29,419,344 **</b>
**VALUES TO BE IDENTIFIED ON THE L-4029 AND REMOVED FOR BUDGET PREPARATION.	

	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**

<b>TOTAL REAL PROPERTY</b>		
<b>ASSESSED VALUE</b>		<b>TAXABLE VALUE</b>
2,641,054,500	(2025)	1,758,146,478
<u>-2,503,277,000</u>	(2024)	<u>-1,679,271,183</u>
137,777,500	5.50% Increase	78,875,295 4.69% Increase

<b>TOTAL PERSONAL PROPERTY</b>		
<b>ASSESSED VALUE</b>		<b>TAXABLE VALUE</b>
148,419,700	(2025)	147,689,306
<u>-150,230,600</u>	(2024)	<u>-149,424,725</u>
-1,810,900	1.20% Decrease	-1,735,419 1.16% Decrease

<b>TOTAL</b>		
<b>ASSESSED VALUE</b>		<b>TAXABLE VALUE</b>
2,789,474,200	(2025)	1,905,835,784
<u>-2,653,507,600</u>	(2024)	<u>-1,828,695,908</u>
135,966,600	5.12% Increase	77,139,876 4.21% Increase

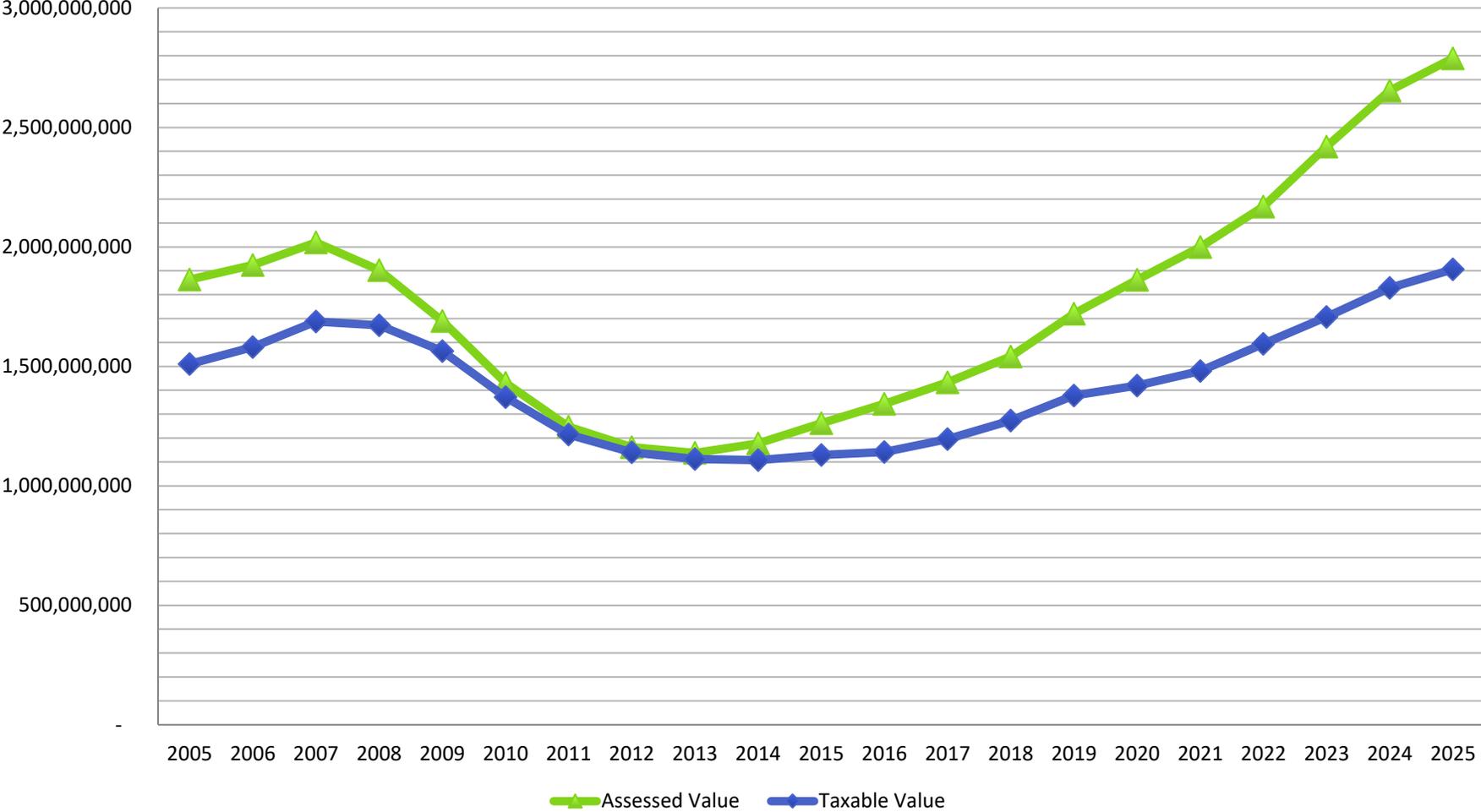
<b>SPECIAL ACTS</b>		
<b>ASSESSED VALUE</b>		<b>TAXABLE VALUE</b>
818,200	(2025)	778,207
<u>-1,011,000</u>	(2024)	<u>-961,317</u>
-192,800	19.07% Decrease	-183,110 19.04% Decrease

<b>GRAND TOTAL</b>		
<b>ASSESSED VALUE</b>		<b>TAXABLE VALUE</b>
2,790,292,400	(2025)	1,906,613,991
<u>-2,654,518,600</u>	(2024)	<u>-1,829,657,225</u>
135,773,800	5.11% Increase	76,956,766 4.20% Increase

	<b>TAXABLE VALUE</b>
2024 PILOT – HOLY CREEK NON PROFIT	2,336,200
2024 RENAISSANCE ZONE - ACM	<u>27,083,144</u>
<b>TOTAL TAXABLE</b>	<b>29,419,344 **</b>

**\*\* 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	<u>147,689,306</u>		<u>146,764,906</u>
TOTAL	<b>1,905,835,784</b>	<b>-27,083,144 (Rn Zone)</b>	<b>1,878,752,640 (+4.27%)</b>

### 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	<u>149,424,725</u>		<u>148,551,395</u>
TOTAL	<b>1,828,695,908</b>	<b>-27,015,251 (Rn Zone)</b>	<b>1,801,680,627 (+7.24%)</b>

### 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	<u>151,464,500</u>		<u>150,555,200</u>
TOTAL	<b>1,707,054,275</b>	<b>-27,025,454 (Rn Zone)</b>	<b>1,680,028,821 (+7.23%)</b>

### 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	<b>1,593,905,682</b>	<b>-27,107,585 (Rn Zone)</b>	<b>1,566,798,097 (+5.72%)</b>

### 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	<b>1,509,216,773</b>	<b>-27,218,688 (Rn Zone)</b>	<b>1,481,998,085 (+4.09%)</b>

### 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	<b>1,448,398,858</b>	<b>-26,993,722 (Rn Zone)</b>	<b>1,421,405,136 (+3.05%)</b>

### 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	<b>1,405,559,112</b>	<b>-26,285,276 (Rn Zone)</b>	<b>1,379,273,836 (+8.23%)</b>

### 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	<b>1,289,879,967</b>	<b>-15,466,508 (Rn Zone)</b>	<b>1,274,413,459 (+6.61%)</b>

**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	<b>1,195,348,873</b>

**(+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	<b>1,140,884,124</b>

**(+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	<b>1,128,522,021</b>

**(+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	<b>1,107,612,771</b>

**(-.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	<b>1,111,724,251</b>

**(-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	<b>1,140,529,055</b>

**(-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	<b>1,214,542,867</b>

**(-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	<b>1,370,680,586</b>

**(-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	<b>1,564,063,439</b>

**(-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	<b>1,668,829,578</b>

**(-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	<b>1,687,486,253 (+11.33%)</b>

**2025 TAXABLE VALUE**

RESIDENTIAL	1,325,685,269	21.76%
COMMERCIAL	350,960,274	41.48%
INDUSTRIAL	51,162,886	<b>(-47.90%)</b>
AGRICULTURAL	4,179,305	174.03%
PERSONAL PROPERTY	<u>146,764,906</u>	<b>(-38.77%)</b>
TOTAL	<b>1,878,752,640</b>	

**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

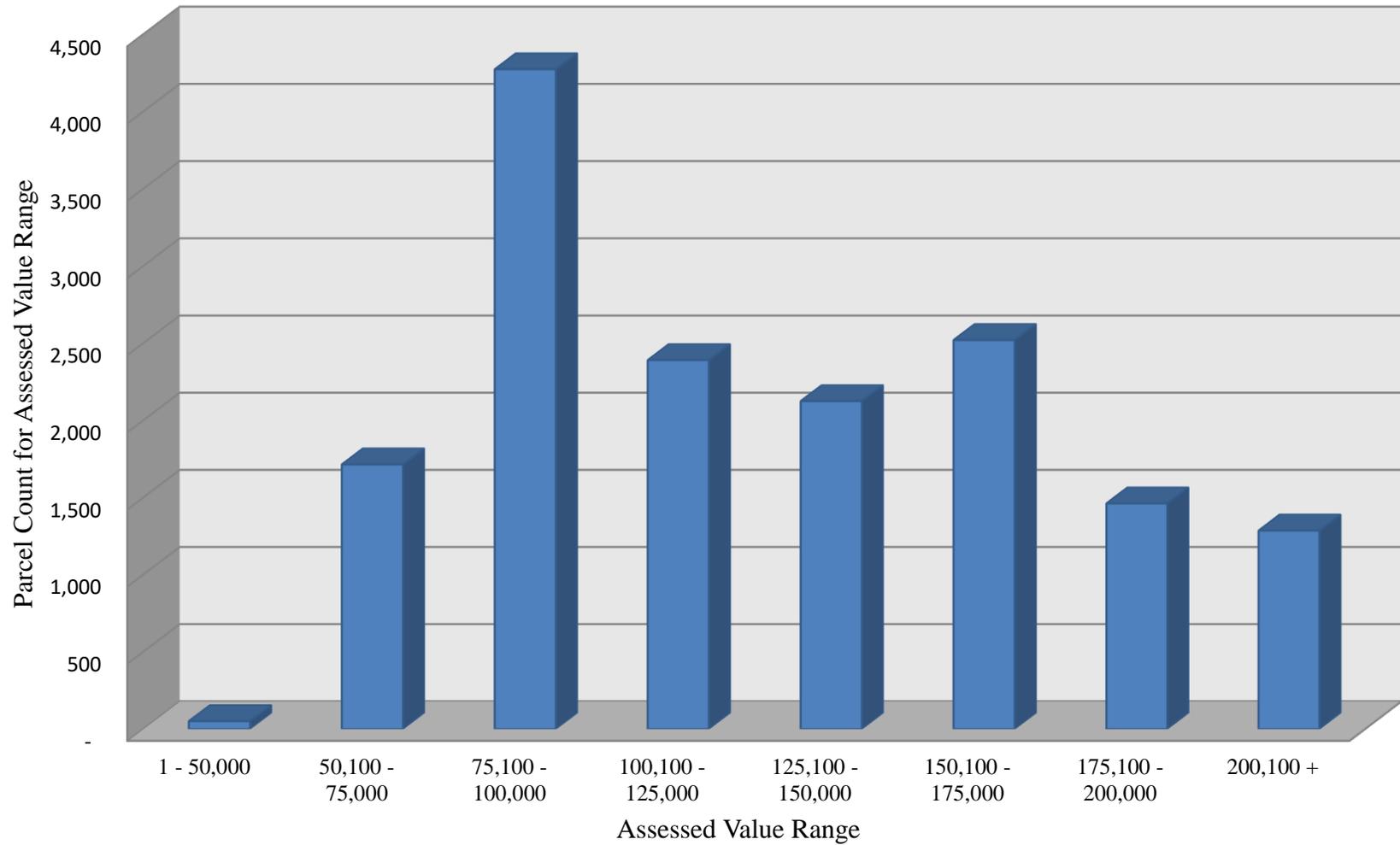
19,081,437 / 27.6%

---

## 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>
<b>1 - 50,000</b>				
IMPROVED	50	1,901,000		
VACANT	530	15,877,400		
TOTAL PARCELS	580	17,778,400	38,020	<b>0.32%</b>
<b>50,100 - 75,000</b>				
IMPROVED	1,715	115,323,100		
VACANT	46	2,791,400		
TOTAL PARCELS	1,761	118,114,500	67,244	<b>10.84%</b>
<b>75,100 - 100,000</b>				
IMPROVED	4,274	369,814,100		
VACANT	17	1,437,500		
TOTAL PARCELS	4,291	371,251,600	86,526	<b>27.01%</b>
<b>100,100 - 125,000</b>				
IMPROVED	2,391	266,618,400		
VACANT	6	657,600		
TOTAL PARCELS	2,397	267,276,000	111,509	<b>15.11%</b>
<b>125,100 - 150,000</b>				
IMPROVED	2,125	294,918,800		
VACANT	3	393,800		
TOTAL PARCELS	2,128	295,312,600	138,785	<b>13.43%</b>
<b>150,100 - 175,000</b>				
IMPROVED	2,521	409,042,500		
VACANT	3	462,700		
TOTAL PARCELS	2,524	409,505,200	162,254	<b>15.93%</b>
<b>175,100 - 200,000</b>				
IMPROVED	1,462	271,999,900		
VACANT	3	539,500		
TOTAL PARCELS	1,465	272,539,400	186,046	<b>9.24%</b>
<b>200,100 +</b>				
IMPROVED	1,286	303,383,900		
VACANT	6	2,713,300		
TOTAL PARCELS	1,292	306,097,200	235,913	<b>8.13%</b>
				<b>100.00%</b>
AVERAGE ASSESSED VALUE OF IMPROVED RESIDENTIAL PROPERTY:			<b>128,476</b>	
ESTIMATED AVERAGE TRUE CASH VALUE:			<b>256,952</b>	

### Histogram of Residential Improved Assessments



**LARGEST IMPROVED RESIDENTIAL SALES  
2024 SALES**

<b>PARCEL ID</b>	<b>STREET ADDRESS</b>	<b>SALE PRICE</b>	<b>SQUARE FOOTAGE</b>	<b>STYLE</b>	<b>SUBDIVISION</b>
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 Maplelawn 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**

<b>PARCEL ID</b>	<b>STREET ADDRESS</b>	<b>SALE PRICE</b>	<b>COMMERCIAL USE</b>
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

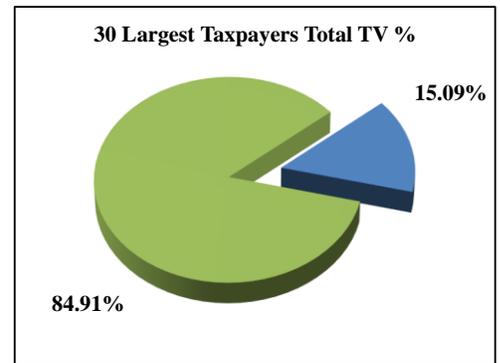
<b>Impact Since Inception</b>		
	<b>Small Business Exemption</b>	<b>EMPP Exemption</b>
2013	0	0
* 2014	349	0
2015	388	0
** 2016	434	17
2017	474	19
2018	539	27
2019	587	27
2020	625	25
2021	662	22
2022	692	16
2023	745	23
2024	766	20
2025	801	19

<b>Refund from State for Local Community Stabilization (Debt Loss Reimbursement)</b>		
<b>Estimated Reimbursement</b>	<b>Actual Reimbursement</b>	
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 Februray 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**

<b>Property Owner / Business</b>	<b>Taxable Value Real Property (Bldg &amp; Land)</b>	<b>Taxable Value Personal (Machines &amp; Equipment)</b>	<b>Total Taxable Value</b>	<b>Taxes at Various Mills</b>
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 1, 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
<b>TOTALS :</b>	<b>169,416,441</b>	<b>118,155,009</b>	<b>287,760,967</b>	<b>\$ 18,399,324</b>



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