

CHARTER TOWNSHIP OF YPSILANTI

2026 ASSESSMENT DATA



Hydro Dam

DEPARTMENTAL CORRESPONDENCE

DATE: April 1, 2026
TO: BRENDA STUMBO, SUPERVISOR
FROM: LINDA GOSSELIN, ASSESSOR
BRIAN MCCLEERY, DEPUTY ASSESSOR
SUBJECT: 2026 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 68 appeals. Of these appeals, 40 were In-Person appearance appeals and 28 were write-in appeals. The Board of Review granted 10 Poverty Exemptions.
- The 2026 State Equalized Value:
3,002,633,699– Overall increase from 2025 of 7.642%
- The 2026 Taxable Value:
1,996,978,147– Overall increase from 2025 of 4.782%
- The 2026 Act 198 – IFT Taxable Value:
788,418 – Overall increase from 2025 of 1.312%

2026 AD VALOREM TOTALS

Real Property

	2025 SEV	2026 SEV	2025 TAXABLE	2026 TAXABLE
Agricultural	5,854,000	6,259,300	4,179,305	4,388,078
Commercial	489,697,400	549,827,000	350,960,274	362,756,265
Industrial	87,628,200	90,780,500	77,321,630	78,688,779
Residential	2,057,874,900	2,196,585,299	1,325,685,269	1,392,601,097
TOTAL	2,641,054,500	2,843,452,099	1,758,146,478	1,838,434,219

Personal Property

	2025 SEV	2026 SEV	2025 TAXABLE	2026 TAXABLE
Commercial	28,526,500	30,771,200	28,526,500	30,771,200
Industrial	28,559,300	27,723,100	28,559,300	27,723,100
Utilitiy	91,333,900	100,687,300	90,603,506	100,049,628
TOTAL	148,419,700	159,181,600	147,689,306	158,543,928

TOTAL AD VALOREM	2,789,474,200	3,002,633,699	1,905,835,784	1,996,978,147
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2026 SPECIAL ACTS TOTALS

Real Property

	2025 SEV	2026 SEV	2025 TAXABLE	2026 TAXABLE
I.F.T. Parcels	818,200	838,000	778,207	788,418

Personal Property

	2025 SEV	2026 SEV	2025 TAXABLE	2026 TAXABLE
I.F.T. Parcels	-	-	-	-

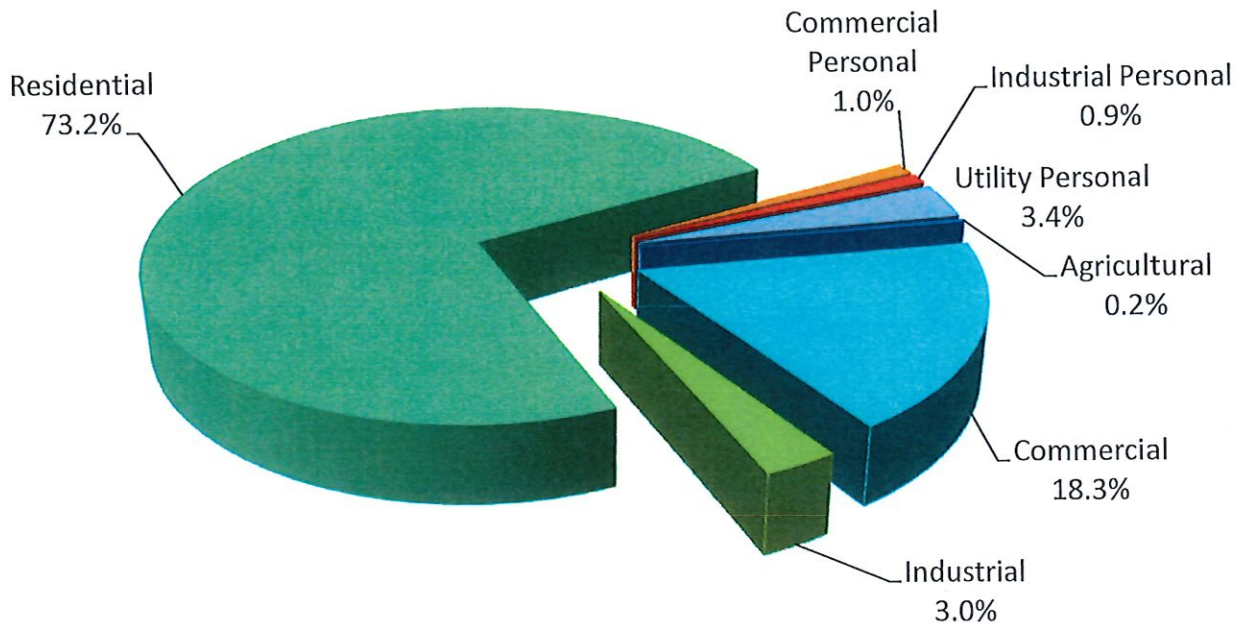
TOTAL SPECIAL ACTS	818,200	838,000	778,207	788,418
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GRAND TOTAL AD VALOREM & SPECIAL ACTS	2,790,292,400	3,003,471,699	1,906,613,991	1,997,766,565
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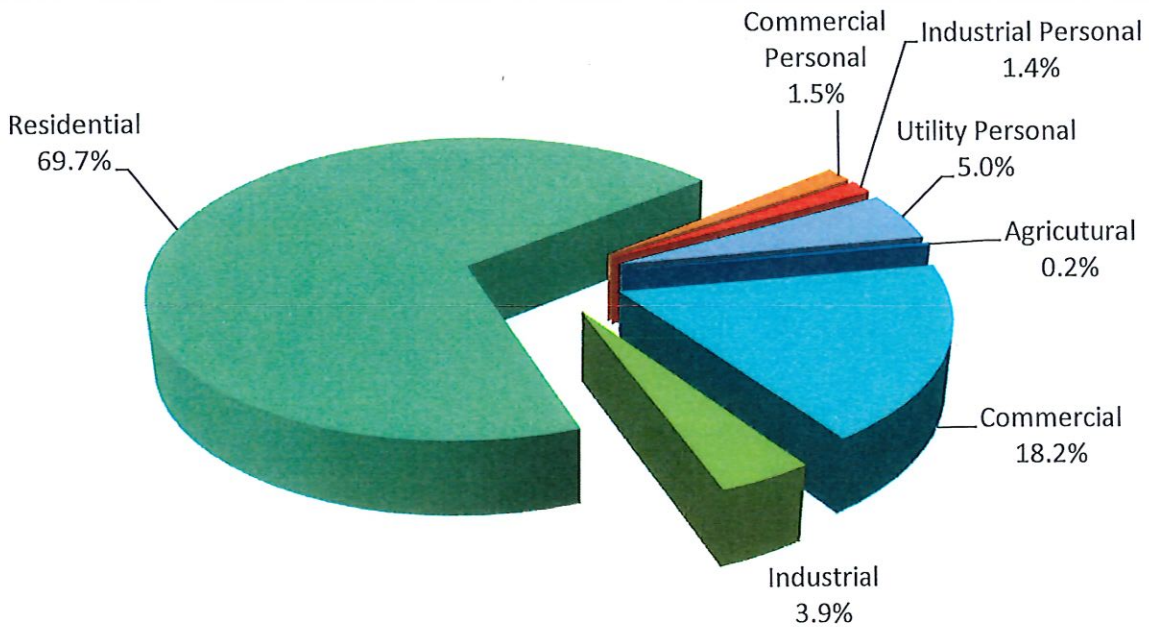
	TAXABLE VALUE
2026 PILOT - HOLY CREEK NON PROFIT	2,336,200
2026 RENAISSANCE ZONE - ACM	27,638,724
TOTAL TAXABLE	29,974,924 **
**VALUES TO BE IDENTIFIED ON THE L-4029 AND REMOVED FOR BUDGET PREPARATION.	

	TAXABLE VALUE
2026 VETERANS EXEMPTIONS AS OF MARCH 19, 2026	15,793,833

State Equalized Value by Property Class



Taxable Value by Property Class



**2026 SUMMARY
CHANGE IN ASSESSED AND TAXABLE VALUE**

TOTAL REAL PROPERTY		
ASSESSED VALUE		TAXABLE VALUE
2,843,452,099	(2026)	1,838,434,219
<u>-2,641,054,500</u>	(2025)	<u>-1,758,146,478</u>
202,397,599	7.12% Increase	80,287,741 4.37% Increase

TOTAL PERSONAL PROPERTY		
ASSESSED VALUE		TAXABLE VALUE
159,181,600	(2026)	158,543,928
<u>-148,419,700</u>	(2025)	<u>-147,689,306</u>
10,761,900	6.76% Increase	10,854,622 6.85% Increase

TOTAL		
ASSESSED VALUE		TAXABLE VALUE
3,002,633,699	(2026)	1,996,978,147
<u>-2,789,474,200</u>	(2025)	<u>-1,905,835,784</u>
213,159,499	7.64% Increase	91,142,363 4.78% Increase

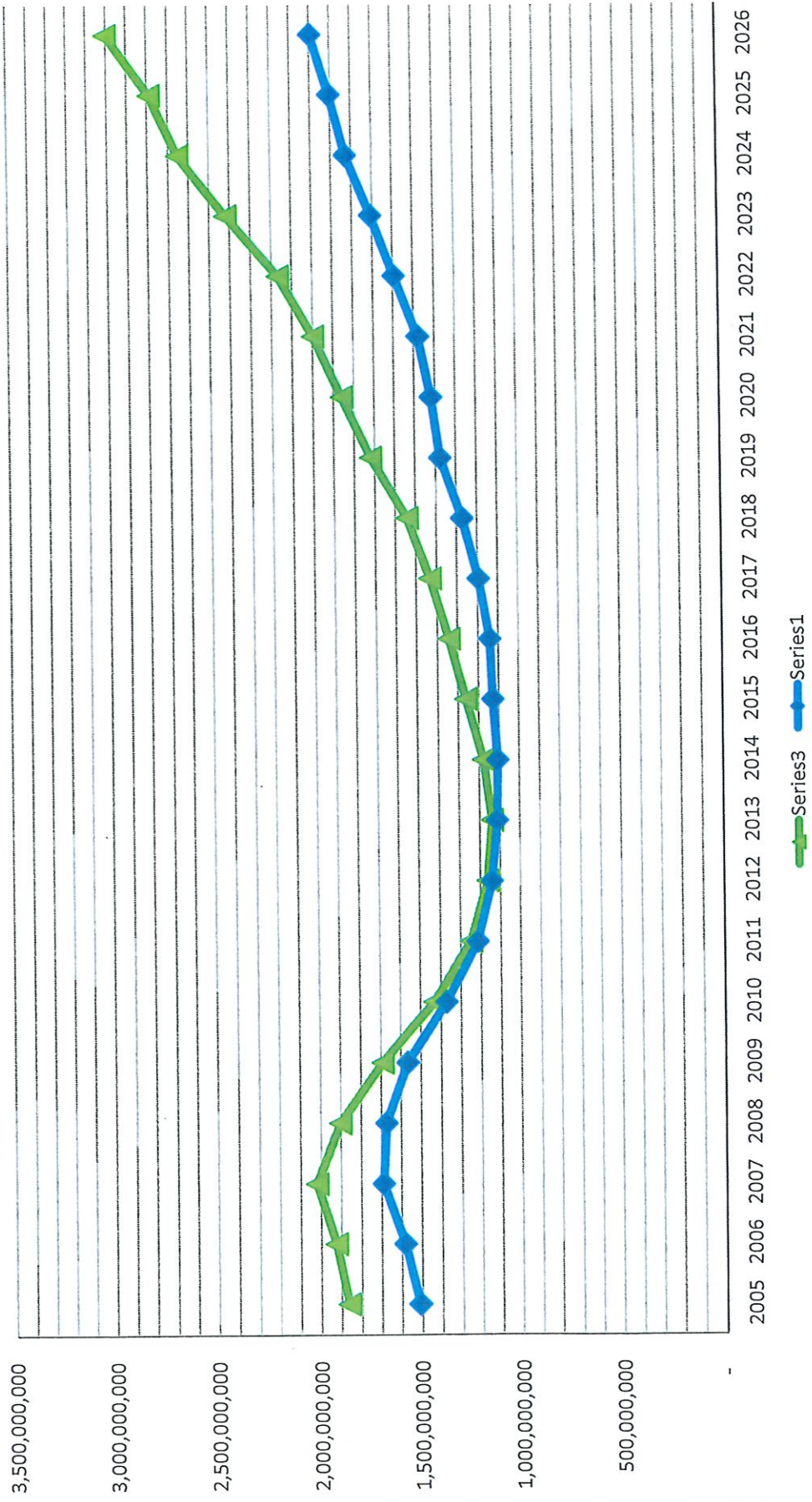
SPECIAL ACTS		
ASSESSED VALUE		TAXABLE VALUE
838,000	(2026)	788,418
<u>-818,200</u>	(2025)	<u>-778,207</u>
19,800	2.42% Increase	10,211 1.31% Increase

GRAND TOTAL		
ASSESSED VALUE		TAXABLE VALUE
3,003,471,699	(2026)	1,997,766,565
<u>-2,790,292,400</u>	(2025)	<u>-1,906,613,991</u>
213,179,299	7.64% Increase	91,152,574 4.78% Increase

	TAXABLE VALUE
2026 PILOT - HOLY CREEK NON PROFIT	2,336,200
2026 RENAISSANCE ZONE - ACM	<u>27,638,724</u>
TOTAL TAXABLE	29,974,924 **

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

Assessed & Taxable Value Trends



COMPARATIVE TAXABLE VALUE TOTALS SINCE 2007

2026 TAXABLE VALUE

RESIDENTIAL	1,392,601,097		1,392,601,097
COMMERCIAL	362,756,265		362,756,265
INDUSTRIAL	78,688,779		52,514,955
AGRICULTURAL	4,388,078		4,388,078
PERSONAL PROPERTY	158,543,928		157,079,028
TOTAL	1,996,978,147	-27,638,724 (Rn Zone)	1,969,339,423 (+4.82%)

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	<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

RESIDENTIAL	1,088,731,664	VALUE DIFFERENCE SINCE 2007
COMMERCIAL	248,064,919	
INDUSTRIAL	98,188,379	
AGRICULTURAL	1,525,154	
PERSONAL PROPERTY	<u>239,679,400</u>	
TOTAL	1,687,486,253	(+16.70%)

2026 TAXABLE VALUE

RESIDENTIAL	1,392,601,097	27.91%
COMMERCIAL	362,756,265	46.23%
INDUSTRIAL	52,514,955	(-46.52%)
AGRICULTURAL	4,388,078	187.71%
PERSONAL PROPERTY	<u>157,079,028</u>	(-34.46%)
TOTAL	1,969,339,423	

**2026 Taxable Value
Principal Residence vs. Non Principal Residence
Residential Properties by School District**

Total Residential Taxable Value
1,392,601,097

Total Residential Parcel Count
17,729

Ypsilanti Community Schools - YP

Taxable Value = 425,020,684

Parcel Count = 5,293

Principal Residence Taxable Value

371,617,240 / **87.4%**

Non-Principal Residence Taxable Value

53,403,444 / 12.6%

Ypsilanti Community Schools - WR

Taxable Value = 153,088,186

Parcel Count = 3,759

Principal Residence Taxable Value

107,861,105 / **70.5%**

Non-Principal Residence Taxable Value

45,227,081 / 29.5%

Lincoln Consolidated Schools

Taxable Value = 741,043,496

Parcel Count = 7,131

Principal Residence Taxable Value

695,293,493 / **93.8%**

Non-Principal Residence Taxable Value

45,750,003 / 6.2%

Van Buren Public Schools

Taxable Value = 73,448,731

Parcel Count = 1,546

Principal Residence Taxable Value

53,954,702 / **73.5%**

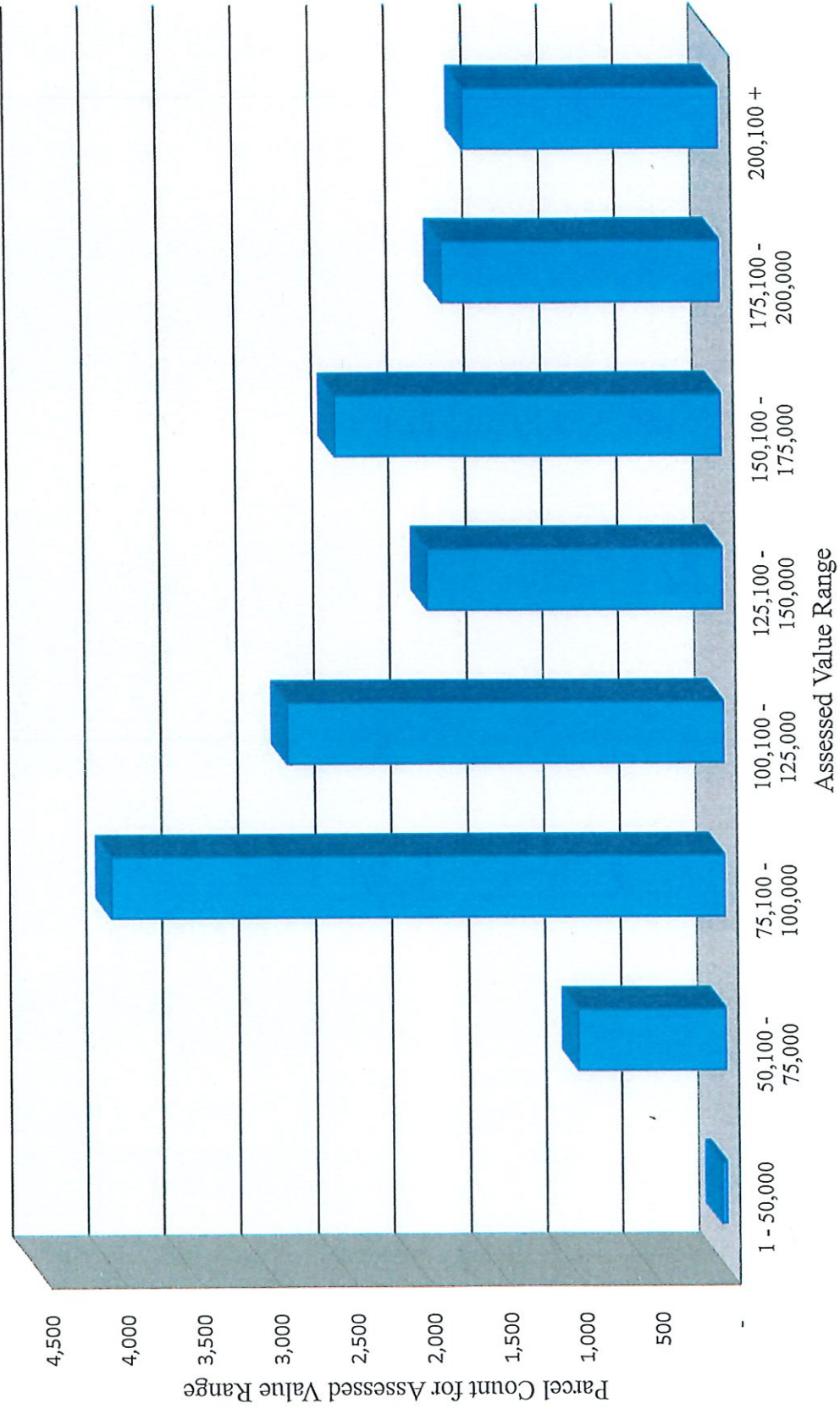
Non-Principal Residence Taxable Value

19,494,029 / 26.5%

2026 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	33	1,318,700		
VACANT	485	15,084,300		
TOTAL PARCELS	518	16,403,000	39,961	0.21%
50,100 - 75,000				
IMPROVED	966	65,735,000		
VACANT	67	39,040,500		
TOTAL PARCELS	1,033	104,775,500	68,049	6.10%
75,100 - 100,000				
IMPROVED	4,010	343,060,500		
VACANT	16	1,377,700		
TOTAL PARCELS	4,026	344,438,200	85,551	25.33%
100,100 - 125,000				
IMPROVED	2,856	318,601,600		
VACANT	9	1,006,100		
TOTAL PARCELS	2,865	319,607,700	111,555	18.04%
125,100 - 150,000				
IMPROVED	1,935	266,056,200		
VACANT	3	393,800		
TOTAL PARCELS	1,938	266,450,000	137,497	12.22%
150,100 - 175,000				
IMPROVED	2,533	413,334,900		
VACANT	4	637,300		
TOTAL PARCELS	2,537	413,972,200	163,180	16.00%
175,100 - 200,000				
IMPROVED	1,824	339,850,900		
VACANT	4	720,200		
TOTAL PARCELS	1,828	340,571,100	186,322	11.52%
200,100 +				
IMPROVED	1,677	399,640,600		
VACANT	6	2,834,900		
TOTAL PARCELS	1,683	402,475,500	238,307	10.59%
				100.00%
AVERAGE ASSESSED VALUE OF IMPROVED RESIDENTIAL PROPERTY:			135,632	
ESTIMATED AVERAGE TRUE CASH VALUE:			271,264	

Histogram of Residential Improved Assessments



**LARGEST IMPROVED RESIDENTIAL SALES
2025 SALES**

PARCEL ID	STREET ADDRESS	SALE PRICE	SQUARE FOOTAGE	STYLE	SUBDIVISION
K -11-11-250-002 thru K -11-11-250-016	83 S Harris Rd - 109 S Harris Rd	\$ 1,675,000	1,134 x 15 Units	2 Condo Buildings	Harris Park Condos
K-11-30-100-038	5667 Bon Terre Dr	\$ 631,100	1,955	1 Story	Acerage (1.910 Acres)
K -11-19-100-013 & K -11-19-100-014	5319 Ellis Rd 5335 Ellis Rd	\$ 630,000	2,289	Bilevel	Acerage (14.13 Acres)
K -11-28-100-055	6140 Whittaker Rd	\$ 615,000	2,983	2 Story	Acreage (1.481 Acres)
K -11-19-400-029	2244 Rivendell Lane	\$ 575,000	2,214	2 Story	Acreage (5.383 Acres)
K -11-27-300-018	8345 Merritt Rd	\$ 547,500	1,960	2 Story	Acreage (3.305 Acres)
K -11-27-405-103	8837 Prairie St	\$ 539,800	2,770	2 Story	Creekside Village West
K -11-27-404-056	8695 Indigo Ln	\$ 530,000	3,186	2 Story	Creekside Village West
K -11-39-251-002	1980 Ellsworth	\$ 530,000	1,120 1,176	1 Story 1 Story	Acreage (2.810 Acres)
K -11-21-300-027 K -11-21-300-026	5880 Whittaker Rd 5900 Whittaker Rd	\$ 530,000	2,242	1 Story	Acreage (4.84 Acres)
K -11-20-314-025	6273 Sequoia Dr	\$ 514,000	2,307	2 Story	Pineview Golf Estates
K -11-22-250-024	8109 Lake Crest Dr	\$ 509,000	1,535	2 Story	Ford Lake Heights, Waterfront
K -11-28-115-207	8290 Hummingbird Dr	\$ 500,000	2,933	2 Story	Partridge Creek North
K -11-28-109-113	8076 Pebblestone Dr	\$ 495,000	2,422	2 Story	Partridge Creek North
K -11-26-330-068	9183 Country View Dr	\$ 495,000	2,962	2 Story	Lakewood Estates
K -11-27-410-197	6798 Loon Hollow Ct	\$ 490,000	2,419	2 Story	Creekside Village West
K -11-20-314-021	6327 Sequoia Dr	\$ 480,000	2,053	2 Story	Pineview Golf Estates
K -11-28-115-225	6249 Cherrywood Dr	\$ 480,000	2,330	2 Story	Partridge Creek North
K -11-35-200-009	9131 Martz Rd	\$ 479,000	2,352	2 Story	Acreage (4.998 Acres)
K -11-28-116-293	8028 Creekbend Dr	\$ 475,000	2,943	2 Story	Partridge Creek North

**LARGEST COMMERCIAL & INDUSTRIAL SALES
2025 SALES**

TOP COMMERCIAL SALES

PARCEL ID	STREET ADDRESS	SALE PRICE	COMMERCIAL USE
K-11-13-384-007	1942 McGregor Rd	\$ 5,153,891	Warehouse & Office
K-11-23-311-001	8940 Charlotte Ct	\$ 4,450,000	Apartments
K-11-23-311-002	9070 Charlotte Ct		
K-11-38-150-010	1767 S Huron St	\$ 2,600,000	Market Convenience
K-11-20-100-005	1800 S Huron St	\$ 2,550,000	Church
K-11-39-252-022	1822 W Michigan Ave	\$ 1,000,000	Car Wash
K-11-13-305-003	1605 Woodalve Ave	\$ 900,000	Garage Service
K-11-13-305-004	2835 Coolidge Ave		
K-11-10-213-005	813 E Michigan Ave	\$ 900,000	Apartments & Office
K-11-34-400-009	1236 Holmes Rd	\$ 840,000	Apartments
K-11-38-280-018	1410 S Huron St	\$ 840,000	Vacant Land (3.74 Acres)
K-11-18-340-001	3160 W Michigan Ave	\$ 806,513	Vacant Land (20.570 Acres)
K-11-02-386-005	1702 E Michigan Ave	\$ 775,000	Discount Store / Apartment
K-11-06-465-020	2407 Washtenaw Rd	\$ 620,000	Restaurant

TOP INDUSTRIAL SALES

There were no Industrial Sales in 2025.

2026 Personal Property Exemption Impact

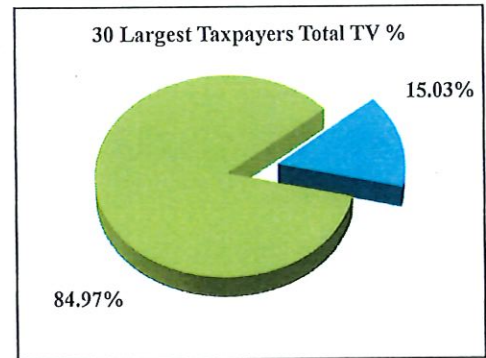
Impact Since Inception		
	Small Business Exemption	EMPP Exemption
2013	0	0
* 2014	349	0
2015	388	0
** 2016	434	17
2017	474	19
2018	539	27
2019	587	27
2020	625	25
2021	662	22
2022	692	16
2023	745	23
2024	766	20
2025	801	19
2026	841	18

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	\$320,027 Received
2026	\$134,571	Distributed Februray 2027

* 2014 is first year for Small Business Exemption
 ** 2016 is first year for EMPP Exemption (Eligible Manufacturing Personal Property)

30 LARGEST TAXPAYERS
2026 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	2,340,382	47,829,700	50,170,082	2,836,471.25
DTE Electric Company	257,180	29,317,200	29,574,380	1,947,297.04
Nexus Gas Transmission LLC		25,436,000	25,436,000	1,687,792.04
LITW, LLC- Lake in The Woods Apts	19,223,805	273,800	19,497,605	1,234,560.80
Wolverine Pipeline Co	-	13,816,400	13,816,400	909,473.98
Aspen Chase Apartments LLC	12,320,390	390,000	12,710,390	831,961.09
Nautica Pointe One LLC	11,351,944	82,800	11,434,744	756,948.11
MFS Ypsilanti Holding, LLC-Marriot Hotel	7,800,293	1,587,600	9,387,893	598,891.84
Ford Motor Company	8,549,877	-	8,549,877	566,720.90
Schooner Cove III, LLC	8,109,294	64,200	8,173,494	541,002.29
RLR Investments, LLC	8,018,298	-	8,018,298	527,791.64
YPSI Ranches, LLC	7,348,578	151,000	7,499,578	511,709.60
St. Clair Rev I, LLC, Et Al	7,094,149	-	7,094,149	466,958.17
Willow Run Business Center LLC	7,017,496	-	7,017,496	459,235.33
Orchard Square Property, LLC	6,786,020	-	6,786,020	446,678.91
Villas Apartments LLC	6,012,981	-	6,012,981	395,792.45
Benchmark Chestnut Lake Apts	5,861,252	41,600	5,902,852	388,046.59
Village Grove 1, LLC	5,455,507	202,000	5,657,507	384,963.46
Sun Lakeview, LLC	5,529,321	-	5,529,321	366,506.07
Loop Country Meadows, LLC	5,358,798	97,100	5,455,898	357,960.56
NMPFEB- Eby Brown	3,697,929	1,728,400	5,426,329	350,818.40
VTP AI LP	5,043,034	185,300	5,228,334	341,923.12
YES Companies EXP Key, LLC-Swan Creek MH	5,004,673	-	5,004,673	331,730.25
Woods of Roundtree Apts	4,618,469	114,000	4,732,469	310,139.29
Huron Heights Apts	4,700,887	-	4,700,887	309,428.37
Charter Development CO, LLC	4,561,064	-	4,561,064	300,222.92
Benchmark Fairway Trails, LLC	4,360,600	59,000	4,419,600	290,205.10
Schooner Cove	4,143,374	216,300	4,359,674	286,381.47
JMDH Real Estate of Ypsilanti, LLC	3,806,794	332,500	4,139,294	268,472.40
Schooner I	3,909,758	-	3,909,758	259,154.79
TOTALS :	178,282,147	121,924,900	300,207,047	\$ 19,265,238



Ad Valorem Township Millage Rates : 13.4069
ACT 198 IFT Township Millage Rates : 6.70345

TOWNSHIP TAX DOLLARS : \$4,024,846

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
2026	1.027	2.7% Increase