

When are taxes billed and when are they due?

- * Summer taxes are billed July 1 and payable without penalty or interest by September 14.
- * Winter taxes a billed Dec. 1 and payable without penalty or interest by February 14.
- * Real Property taxes are payable at the City until February 28.
- * Personal Property taxes are payable at the city until May 31.
- * No Postmarks are accepted.

What is the penalty and interest for payments made after the due dates?

- * The penalty for payments made after the due dates of September and February 14 is 3.0% calculated on the outstanding balance.
- * The interest for payments made after the due dates of September and February 14 is 0.5% calculated on the outstanding balance. The interest is added at the rate of 0.5% each new month until they are turned over for delinquency.
- * Penalty or interest is not calculated on the administration fee.

Where can I pay my taxes?

- * Payments can be made at City Hall-Treasury Department between the hours of 8:00am and 4:00 pm M-F.
- * To make payments online [click here](#) website.
- * At the Bank of Ann Arbor
- * At Citizens Bank
- * Or by mail to : City of Ypsilanti
Attn: Treasury
1 S. Huron

Delinquent Taxes?

* Real property taxes that are unpaid are turned over to the Washtenaw County Treasurer for collection with additional penalties and interest as of March 1 each year. For payment information call the County Treasurer at 734-222-6600.

* Personal Property taxes that are unpaid are turned over to the Credit Bureau of Ypsilanti for collection with additional penalties and interest. For payment information call the Credit Bureau at 734-482-0445.

How are my taxes calculated?

* Property taxes are calculated by multiplying the Taxable Value of your property by either the homestead or non-homestead millage rate or tax rate. A mill is the rate local governments use to levy property taxes. It is equal to \$1.00 for every \$1,000.00.

* For example, if your homes taxable value was \$50,000.00 for 2003 and it was your homesteaded property, take $50,000 \times 55.1074 = 2,755,370$. Multiply the 2,755,370 by a 1% administration fee then add to get 2,782,923.70. Finally divide by 1,000 to get a yearly tax bill of \$2,782.93.

* The City of Ypsilanti does not determine the tax rate for other local taxing units, such as Ypsilanti Public Schools , WCC, or Washtenaw County .

What is a deferment and how do I apply?

* A deferment for taxes gives an individual a longer period of time to pay their taxes without penalty or interest.

* Deferment forms are available at the City of Ypsilanti Treasury department or on-line at the [State of Michigan Treasury](#) .

* This form must be completed annually each new tax season.

* They are available on your homestead property if you are 62 years or older, paraplegic or quadriplegic, eligible service person, veteran, or widow of veteran, blind persons or legally disable persons. There is a state imposed income limitation of \$40,000.00 per household per year.

* The deadline to apply to defer the current year's taxes is September 15.