

Code	Description	Ave. ECF	Comments
Unit 22 - FARMINGTON HILLS			
000	E.C.F. TABLE 000	1.000	
011	R-011-SEC 29 ACREAGE	1.200	
021	R-021-SEC 30 ACREAGE	1.350	
031	R-031-SEC 31 ACREAGE	1.150	
051	R-051-SEC 33 ACREAGE	1.410	
061	R-061-SEC 34 ACREAGE	1.400	
081	R-081-SEC 36 ACREAGE	1.150	
09B	R-09B-MISC. ACREAGE	1.500	
09F	R-09F-MISC. ACREAGE	1.450	
0A1	R-0A1-SEC 1 ACREAGE	1.180	
0C1	R-0C1-SEC 3 ACREAGE	1.330	
0D1	R-0D1-SEC 4 ACREAGE	0.700	
0E1	R-0E1-SEC 5 ACREAGE	0.870	
0F1	R-0F1-SEC 6 ACREAGE	1.230	
0H1	R-0H1-SEC 8 ACREAGE	1.410	
0I1	R-0I1-SEC 9 ACREAGE	1.220	
0K1	R-0K1-SEC 11 ACREAGE (13 & ORCH)	1.170	
0K2	R-0K2-SEC 11 ACREAGE (13 & MIDLBLT)	1.400	
0K3	R-0K3-SEC 11 ACREAGE (12 & MDLBLT)	1.510	
0Q1	R-0Q1-SEC 17 ACREAGE	1.100	
0T1	R-0T1-SEC 21 ACREAGE	1.320	
0U1	R-0U1-SEC 22 ACREAGE	1.170	
0V1	R-0V1-SEC 23 ACREAGE (ORCH LK)	1.180	
0V2	R-0V2-SEC 23 ACREAGE (MIDDLEBELT)	1.360	
0W1	R-0W1-SEC 24 ACREAGE	1.270	
0X1	R-0X1-SEC 25 ACREAGE	1.480	
0Z1	R-0Z1-SEC 28 ACREAGE	1.060	
1A1	R-1A1-HEATHER HILLS	1.010	
1A2	R-1A2-HEATHER HILLS (M-5 INFL)	0.850	
1B1	R-1B1-HILLVIEW	0.940	
1C1	R-1C1-GREEN HILL WOODS	1.250	
2A1	R-2A1-HERITAGE VILLAGE	1.180	
2B1	R-2B1-MEADOWGLEN	1.190	
2B2	R-2B2-MEADOWGLEN (IND)	1.050	
3A1	R-3A1-MEADOWBROOK PARK	1.020	
3A2	R-3A2-MEADOWBROOK PARK (I-275)	0.820	
3B1	R-3B1-MEADOWBROOK FOREST	0.820	
3C1	R-3C1-MEADOWHILLS ESTATES	1.250	
3D1	R-3D1-MEADOWBROOK WOODS	1.230	
3D2	R-3D2-MEADOWBROOK WOODS (I-275)	1.030	
3E1	R-3E1-MEADOWBROOK HILLS	1.300	
3F1	R-3F1-MEADOWBROOK FOREST EAST	0.750	
4A1	R-4A1-SUPERVISOR'S SUB NO 8	1.570	
4A2	R-4A2-SUPERVISOR'S SUB NO 8 (CUL)	1.090	
4A3	R-4A3-SUPERVISOR'S SUB NO 8 (>1970)	1.300	
4B1	R-4B1-GREEN VALLEY ESTATES	0.890	
4C1	R-4C1-GREEN HILL COMMONS	1.250	
4C2	R-4C2-GREEN HILL COMMONS (APT)	1.140	
5A1	R-5A1-FENDT'S HILLDALE	1.600	
5B1	R-5B1-SUPERVISOR'S PLAT NO 12	1.400	
5B2	R-5B2-SUPERVISOR'S PLAT NO 12 (SCH)	1.400	
5C1	R-5C1-SP OF FENDT FARMS	1.620	
5D1	R-5D1-SUPERVISOR'S PLAT NO 15	1.470	
5E1	R-5E1-FLEMING'S ROSELAND PARK	1.440	
5E2	R-5E2-FLEMING'S ROSELAND PARK (C)	1.130	
5F1	R-5F1-TARABUSI ROSELAND GARDENS	1.750	
5F2	R-5F2-TARABUSI R.G. (>D+10, >1972)	1.400	
5G1	R-5G1-FARMINGTON ACRES	1.290	
5G2	R-5G2-FARMINGTON ACRES (IND)	1.290	
5H1	R-5H1-COLFAX WOODS	1.120	
5I1	R-5I1-BUILDERS PARK	1.600	
6A1	R-6A1-WARNER'S WOODLAND VIEW	1.040	
6B1	R-6B1-KRAVE'S GRAND RIVER HEIGHTS	1.250	
6B2	R-6B2-KRAVE'S GR HEIGHTS (IND)	1.000	
6B3	R-6B3-KRAVE'S GR HEIGHTS (POWER)	0.930	
6C1	R-6C1-SUPERVISOR'S SUB NO 6	1.620	
6D1	R-6D1-FARMINGTON VIEW	1.330	
6E1	R-6E1-VINEWOOD	1.300	
6F1	R-6F1-MACWOOD	1.150	
6G1	R-6G1-WOODLAND ACRES	1.560	
6G2	R-6G2-WOODLAND ACRES (IND)	1.300	
6H1	R-6H1-SUPERVISOR'S PLAT NO 13	1.660	
6H3	R-6H3-SUPERVISOR'S PLAT #13(>1975)	0.990	
7A1	R-7A1-SUP 8 MILE & GR ACRES NO 2	1.530	
7B1	R-7B1-REGAL ORCHARDS (<1980)	1.350	
7B2	R-7B2-REGAL ORCHARDS (COMM)	1.130	
7B3	R-7B3-REGAL ORCHARDS (>1980)	1.130	
7D1	R-7D1-KENSINGTON GARDENS	1.050	
7D2	R-7D2-KENSINGTON GARDENS (IND)	0.850	
7E1	R-7E1-GRAND RIVER HOMES	1.480	

OFFICE 8-10% ✓  
 RETAIL 3-5%  
 APARTMENTS 3-5% ✓  
 RESTAURANTS 8-10%  
 INDUSTRIAL 8-10% ✓  
 GARAGES/AUTO 10-15%  
 HOTEL 10%

Code	Description	Ave. ECF	Comments
9GE	R-9GE-GREENPOINTE AT COPPER CREEK	0.900	
9GF	R-9GF-GLENS OF COPPER CREEK	0.850	
9GG	R-9GG-WOODS OF COPPER CREEK	0.670	
9GH	R-9GH-GOLFVIEW PTE AT COPPER CREEK	0.870	
9GI	R-9GI-HALSTED COMMONS	0.790	
9GJ	R-9GJ-LEGACY OAKS	0.850	
9HA	R-9HA-BRENTWOOD PARK	0.850	
9HB	R-9HB-OAKCREST	0.940	
9HC	R-9HC-SECLUDED LANE	0.870	
9HD	R-9HD-CHELSEA CROSSING	1.040	
9HE	R-9HE-HALSTED HILLS	0.730	
9HF	R-9HF-PARAMOUNT ESTATES	0.700	
9HG	R-9HG-CRAWFORD PINES	0.700	
9HI	R-9HI-WHISPERING WOODS ESTATES	0.800	
9HJ	R-9HJ-HALSTED ESTATES	0.700	
9HK	R-9HK-FOREST ESTATES	0.840	
9IA	R-9IA-FOREST AT WOODDALE	0.930	
9JA	R-9JA-SAVANNAH COURT	1.060	
9K1	R-9K1-INVERRARY (1 BR)	0.540	
9KA	R-9KA-SUSAN MANOR	0.790	
9KB	R-9KB-TWELFTH ESTATE	0.590	
9KC	R-9KC-INVERRARY	0.610	
9KD	R-9KD-PINE KNOLLS	0.920	
9KE	R-9KE-ASHFORD HOLLOW	0.740	
9KF	R-9KF-BEECHWOOD HILL	0.690	
9KG	R-9KG-HEATHERWOOD	0.780	
9KH	R-9KH-COVE CREEK	0.660	
9KJ	R-9KJ-CRESTWOOD MEADOWS	0.660	
9KK	R-9KK-ENCLAVE OF HEATHERWOOD	0.610	
9KL	R-9KL-GLEN OAKS (RANCH)	1.240	
9KM	R-9KM-GLEN OAKS (TWO STORY)	1.390	
9KN	R-9KN-ROLLCREST CONDOS	0.700	
9LA	R-9LA-THE FOREST AT WOODCREEK	0.830	
9LB	R-9LB-HICKORY OAKS	0.650	
9LC	R-9LC-FOREST CREEK OF FARMINGTON	0.720	
9LD	R-9LD-THE RESERVE AT WOODCREEK	0.860	
9MA	R-9MA-TIMBERCREST	1.000	
9MB	R-9MB-TIMBERCREST WOODS	0.730	
9N1	R-9N1-MEADOWRIDGE (COLONIALS)	0.900	
9NA	R-9NA-MEADOWRIDGE (RANCHES)	1.030	
9NB	R-9NB-RIMINI COURT	1.020	
9NC	R-9NC-FOREST AT ORCHARD LAKE	0.690	
9OA	R-9OA-ECHO VALLEY	0.550	
9OB	R-9OB-FARMINGTON SQUARE	0.580	
9OC	R-9OC-ERINN ESTATES	0.980	
9PA	R-9PA-OXFORD ESTATES	0.750	
9PB	R-9PB-TRILLIUM	0.800	
9QA	R-9QA-FAIRWAYS OF FARMINGTON HILLS	0.720	
9RA	R-9RA-SARATOGA FARMS	1.080	
9SA	R-9SA-DRAKES CROSSING	0.720	
9TA	R-9TA-HILLSIDE ESTATES	0.910	
9TB	R-9TB-TANA HILL	0.830	
9TC	R-9TC-HERITAGE VILLAGE	1.140	
9UA	R-9UA-JAMESTOWN SQUARE	0.880	
9UB	R-9UB-SANCTUARY OF FARMINGTON HILLS	0.890	
9V1	R-9V1-MICROPOLIS (PHASE ONE)	0.390	
9VA	R-9VA-MICROPOLIS (PHASE TWO +)	0.930	
9VB	R-9VB-WOODLAND PINES	0.920	
9VC	R-9VC-PENDLETON CLUB	0.590	
9VE	R-9VE-TIMBER CREEK	1.240	
9XA	R-9XA-HICKORY RIDGE	0.510	
9XC	R-9XC-STREAMWOOD	0.680	
9XD	R-9XD-ELDON OAKS	0.760	
9YA	R-9YA-VERSAILLES PLACE	0.520	
9YB	R-9YB-ELDON PLACE	0.800	
9YC	R-9YC-PINE MEADOW	0.920	
9YD	R-9YD-KIRKWAY RAVINES	0.920	
9ZA	R-9ZA-LONGACRE WOODS	1.140	
9ZB	R-9ZB-PINEWOODS WEST	1.060	
9ZC	R-9ZC-WESTCHESTER	0.970	
A01	C-OFFICE EXC. MAJOR STREETS A01	0.730	BLT. AFTER 1975 UNDER 30,000 SQ FT (1)43.58 10% (1)43.37
A01E	C-OFFICE MAJOR STREETS EXCEPT. A01E	0.600	BLT.AFTER 1975 UNDER 30,000 SQ FT- OFF 9% EXCEPTION
A01W	C-OFFICE WOODBURY OFFICE PARK CONDO	0.70	C-OFFICE WOODBURY OFFICE PARK CONDO A01W 10%
A02	C-OFFICE EXC. MAJOR STREETS A02	0.880	BLT. PRIOR TO 1975 UNDER 30,000 SQ FT 10%
A02E	C-OFFICE EXC. MAJOR STREETS A02E	0.570	BLT. PRIOR TO 1975 UNDER 30,000 SQ FT 12%
A03	C-BANKS A03	0.680	0.72 3%
A04	C-OFFICE NORTHWESTERN HWY A04	0.590	UNDER 30,000 SQ FT (1)45.72 9% (1)44.49
A04N	C-OFFICE NORTHWESTERN HWY A04N	0.750	30301 NORTHWESTERN HWY CONDO 8%
A05C	C-OFFICE CANTERBURY OFF CONDO A05C	0.700	OFFICE ON NORTHWESTERN HWY, BUILT PRIOR TO 1975 8%
A06	C-OFFICE ORCHARD LAKE A06	0.700	BLT. AFTER 1975 UNDER 30,000 SQ F (2)43.22 10% (2)42.45
A07	C-OFFICE ORCHARD LAKE A07	0.750	BLT. PRIOR TO 1975 UNDER 30,000 SQ FT 8%

Code	Description
A08	C-OFFICE TWELVE MILE A08
A08E	C-OFFICE UNDER 30,000 SQ FT A08E
A09	C-OFFICE TWELVE MI & I-696 A09
A10	C-OFFICE CONDO A10
A11	C-OFFICE EXC. MAJOR STREETS A11
A12	C-OFFICE EXC. MAJOR STREETS A12
A14	C-OFFICE NORTHWESTERN HWY A14
A15	C-OFFICE NORTHWESTERN HWY A15
A16	C-OFFICE ORCHARD LAKE A16
A18	C-OFFICE TWELVE MI & I-696 A18
A19	C-OFFICE MEDICAL A19
A19E	C-OFFICE MEDICAL (OVER 10,000 SF)
A20	C-OFFICE TWELVE MILE A20
A24	C-OFFICE NORTHWESTERN HWY A24
A28	C-OFFICE TWELVE MILE & I-696 A28
A29	C-ARBORETUM A29
A30	C-OFFICE EXC. MAJOR STREETS A30
A32	C-OFFICE EXC. MAJOR STREETS A32
A34	C-OFFICE NORTHWESTERN HWY A34
A36	C-OFFICE ORCHARD LAKE A36
A41	C-OFFICE EXC. MAJOR STREETS A41
A44	C-OFFICE NORTHWESTERN HWY A44
A51	C-OFFICE EXC. MAJOR STREETS A51
A54	C-OFFICE NORTHWESTERN HWY A54
A55	C-OFFICE NORTHWESTERN HWY A55
A56	C-OFFICE TWELVE MILE-GREENING A56
A57	C-OFFICE NORTHWESTERN HWY A57
A59	C-OFFICE TWELVE MILE & I-696 A59
AA1	R-AA1-OLDE FRANKLIN TOWNE
AB1	C-RETAIL ALL SEE EXCEPTIONS AB1
AB2	C-RETAIL ALL SEE EXCEPTIONS AB2
AB3	C-RETAIL NORTHWESTERN AB3
AB3E	C-RETAIL NORTHWESTERN AB3E
AB4	C-RETAIL NORTHWESTERN AB4
AB5	C-RETAIL ORCHARD LK N.12 MILE AB5
AC1	R-AC1-FRANKLIN OAKS
AE1	R-AE1-COVENTRY
AF1	R-AF1-GOLF LAKE HILLS SUB
AG1	C-AUTO ALL SEE EXCEPTIONS AG1
AG1G	C-GAS STATIONS SEE EXCEPTIONS AG1G
AG2	C-AUTO ORCHARD LK N.12 MILE AG2
AG2G	C-GAS STATIONS SEE EXCEPTIONS AG2G
AG3	C-AUTO NORTHWESTERN HWY AG3
AG3E	C-AUTO NORTHWESTERN HWY AG3E
AH1	R-AH1-FAIRGREENS HILLS SUB
AH2	C-HOUSES RESIDENTIAL AH2
AH3	C-HOUSES RESIDENTIAL AH3
AH4	C-HOUSES HISTORIC TWELVE MI AH4
AI1	R-AI1-FRANKLIN FOREST SUB (COMM)
AI2	R-AI2-FRANKLIN FOREST SUB
AJ1	R-AJ1-FRANKLIN FAIRWAY SUB
AK2	C-FUNERAL HOMES AK2
AM1	C-HOTEL & MOTEL ALL AM1
AR1	C-RESTAURANTS ALL AR1
AR2	C-RESTAURANT ORCHARD LK AR2
AR3	C-RESTAURANT NORTHWESTERN AR3
AR4	C-RESTAURANTS FAST FOOD AR4
AS1	C-SHOPPING CT ALL SEE EXCEPT. AS1
AS2	C-SHOPPING CT ORCHARD LK. AS2
AS3	C-SHOPPING CT IN OUTLYING AREAS AS3
AS4	C-SHOPPING CT MAJOR AS4
AS4E	C-SHOPPING CT MAJOR AS4E
AS5	C-SHOPPING CT NORTHWESTERN AS5
B01	C-OFFICE ALL SEE EXCEPTIONS B01
B03	C-BANKS ALL B03
B11	C-OFFICE ALL SEE EXCEPTIONS B11
B14	C-OFFICE HAGGERTY ROAD B14
B21	C-OFFICE ALL SEE EXCEPTIONS B21
BA1	R-BA1-FARMINGTON HEIGHTS SUB
BB1	C-RETAIL ALL SEE EXCEPTIONS BB1
BC1	R-BC1-FRANKLIN KNOLLS (& NO 2)
BD1	R-BD1-GLENOAKS
BE1	R-BE1-WEST GATE FRANKLIN VILLAGE
BG1	C-AUTO ALL SEE EXCEPTIONS BG1
BG1G	C-GAS STATION SEE EXCEPTION BG1G
BG2	C-AUTO DEALERSHIP ALL SEE EXC. BG2
BR1	C-RESTAURANTS ALL SEE EXCEPT. BR1
BR2	C-RESTAURANTS HAGGERTY ROAD BR2

Ave	FCF	Comments	Code	Description	Value	Rate	Notes
			FT	←		8%	
			Q FT			10%	
			SQ FT		6,349.55	10%	(1) 43.93
					(1) 75.78	4%	(1) 3.78
			9 SQ FT			4%	
			,999 SQ FT			4%	
			9 SQ FT			10%	
			,999 SQ FT			10%	
			9 SQ FT		(1) 34.23	15%	(1) 41.60
			9 SQ FT			10%	
			ES			7%	
						7%	
						10%	
					1,249.01	8%	(1) 52.16
						2%	
						5%	
			DER 30,000 SQ			7%	
			ER 30,000 SQ			7%	
			30,000 SQ			5%	
			) TO 69,999			4%	(1) 60.20
			) TO 69,999			10%	
			10 + SQ FT			12%	
			10 + SQ FT			10%	
					(1) 49.61	4%	(1) 49.02
						1%	(1) 50.68
						8%	
						6%	
						2%	(1) 55.00
						4%	(1) 47.09
						1%	(1) 52.39
						3%	
						5%	(1) 30.58
						4%	
						2%	(1) 68.38
						6%	2016 SALE
						3%	
						6%	
						5%	
2.10	1.900	EXC. AUTO PARTS & DEALERSHIPS					
1.85	1.700	GAS STATIONS & GAS MARTS					
1.60	1.430	EXC. AUTO PARTS & DEALERSHIPS					
0.76	0.700	EXC. AUTO, PARTS & DEALERSHIPS GOOD QUALITY					
	0.880						
	1.550	OFFICE ZONED AREA					
	0.380	CONVERSION TO OFFICE - OFFICE ZONED AREA					
1.05	0.940	CONVERSION TO OFFICE - OFFICE ZONED AREA				7%	
	0.780						
	0.900						
	1.070						
0.90	0.810						
	0.760						
1.47	1.330	SEE EXCEPTIONS			(1) 40.40	4%	
	1.400	NORTH OF TWELVE MILE				10%	Income
	1.100					5%	
	0.930						
	1.090	OVER 2 BAY					
1.45	1.330	OVER 2 BAY				5%	
0.66	0.620	OVER 2 BAY (1) 50.99				2%	(1) 52.60
1.33	1.250					3%	
0.71	0.650	K-MART				4%	
1.27	1.200	OVER 2 BAY				2%	
0.78	0.680	BLT. AFTER 1975 UNDER 30,000 SQ FT				3%	
	0.880					2%	
0.66	0.600	BLT. AFTER 1975 UNDER 69,999 SQ FT				2%	
0.61	0.530	BLT. AFTER 1975 30,000 TO 69,999 SQ FT				5%	
0.62	0.560	BLT. AFTER 1975 70,000 + SQ FT				6%	
	1.220						
1.07	1.010	BLT. AFTER 1975				3%	
	1.560						
	1.380						
	1.140						
1.25	1.170	EXCLUDING AUTO PARTS & DEALERSHIPS (1) 54.56				1%	(1) 58.01
1.71	1.620	GAS STATIONS & GAS MARTS				2%	
1.00	0.870	BLT. AFTER 1975 (1) 27.56				7%	(1) 30.16
1.40	1.260					5%	
1.02	0.900					5%	

2019  
 65% OCC | 60% | 60% | 60% | 60%  
 120 ADR | 95 | 70 | 50 | 40  
 200,000 M.I. | 75,000 | 25,000 | 10,000 | 10,000  
 70% EXP | 65% | 75% | 70% | 75%  
 2.83 FTR  
 11.50 YIELD  
 10.25 OVERALL  
 10.25 TERMINAL  
 1.00

REALTY RATES  
 2018 CAP 10.53  
 2019 1Q 10.18  
 AMI  
 ADIC 21.01  
 REV PAR 38.02  
 11.3% OVER 2016

NORTH/ 2018  
 PLY 7 mos.  
 OCC% 75.5  
 ADR 122.15  
 REV PAR 97.26

Code	Description	Ave.	ECF	Comments	
BS1	C-RESTAURANTS FAST FOOD BR4	1.10	0.980		4%
BS1	C-SHOPPING CT ALL SEE EXCEPT. BS1	1.17	1.100	OVER 2 BAY	3%
CO1	C-OFFICE ALL SEE EXCEPTIONS CO1	0.60	0.520	BLT. AFTER 1975 UNDER 30,000 SQ FT	2%
CO2	C-OFFICE ALL SEE EXCEPTIONS CO2	0.60	0.520	BLT. PRIOR 1975 UNDER 30,000 SQ FT	2%
C11	C-OFFICE ALL SEE EXCEPTIONS C11	0.38	0.330	BLT. AFTER 1975 30,000 TO 69,999 SQ FT	6%
CA1	R-CA1-SUP PLAT OF WEST FRANKLIN EST		1.340		
CC1	R-CC1-WOODSTREAM FARMS SUB		1.110		
CD1	R-CD1-CANTERBURY WEST SUB		1.160		
CE1	R-CE1-CANTERBURY COMMONS NO 1		1.380		
CF1	R-CF1-OAKLANDS		1.260		
CS1	C-SHOPPING CT ALL SEE EXCEPT. CS1	1.10	1.030	OVER 2 BAY	3%
D01	C-OFFICE ALL SEE EXCEPTIONS D01	0.68	0.580	BLT. AFTER 1975 UNDER 30,000 SQ FT (2) 44.85	9%
D02	C-OFFICE ALL SEE EXCEPTIONS D02	0.80	0.860	BLT. PRIOR 1975 UNDER 30,000 SQ FT (2) 15.89	9%
D04	C-OFFICE EIGHT MILE D04	0.86	0.750		8%
D19	C-OFFICE MEDICAL ALL D19	0.74	0.670		6%
D19E	C-OFFICE MEDICAL (OVER 10,000 SF)	0.51	0.510		6%
DA1	R-DA1-HERITAGE HILLS		1.150		
DB1	C-RETAIL ALL SEE EXCEPTIONS DB1	0.90	0.830	BLT. AFTER 1975	4%
DB2	C-RETAIL ALL SEE EXCEPTIONS DB2	1.46	1.360	BLT. PRIOR 1975 (1) 61.76	4%
DB3	C-BOWLING ALLEYS DB3	0.55	0.500		4%
DC1	R-DC1-WEDGEWOOD COMMONS SUB		1.170		
DD1	R-DD1-MUER COVE ESTATES		1.240		
DE1	R-DE1-KINGS POINTE SUB NO 1-6		1.230		
DF1	R-DF1-BRIAR HILL SUB		1.390		
DG1	C-AUTO USES ALL SEE EXCEPTIONS DG1	2.12	1.980	EXCLUDING AUTO PARTS & DEALERSHIPS (4) 48.80	3%
DG1E	C-GAS STATIONS BLT AFTER 1999 DG1E	0.95	0.880	EXCLUDING AUTO PARTS & DEALERSHIPS (1) 40.80	3%
DG1G	C-GAS STATIONS SEE EXCEPTIONS DG1G	1.47	1.380		3%
DH1	R-DH1-WILLOWBROOK COMMONS		1.210		
DH2	C-HOUSES RESIDENTIAL DH2	1.30	1.240	BUSINESS ZONED AREA	
DI1	R-DI1-STRATTON HILL SUB		0.780		
DR1	C-RESTAURANTS ALL SEE EXC. DR1	1.02	0.900		6%
DR4	C-RESTAURANTS FAST FOOD DR4	0.90	0.760		6%
DS1	C-SHOPPING CT ALL SEE EXC. DS1	1.11	1.000	OVER 2 BAY	4%
DS2	C-SHOPPING CT MAJOR DS2	0.51	0.470		4%
E01	I-INDUSTRIAL ALL SEE EXCEPTIONS E01	0.87	0.770		
E02	I-INDUSTRIAL ALL SEE EXCEPTIONS E02	1.07	0.880	OVER 60,000 SQ FT (1) 35.78	12%
E03	I-INDUSTRIAL ALL SEE EXCEP. E03	1.10	1.000	FARMER JOHN'S GREENHOUSE-ACT 116	3%
E04	I-UTILITIES ALL SEE EXCEPTIONS E04	1.70	1.550		3%
E20	I-INDUSTRIAL HEADQUART/TEST. E20	0.61	0.550		15%
E21	I-INDUSTRIAL FARMINGT. FREEWAY E21	1.10	0.900	(5) 38.61	15%
E22	I-INDUSTRIAL FARMINGT. FREEWAY E22	0.82	0.800	OVER 25% OFFICE (7) 44.15	9%
E24	I-INDUSTRIAL SUBURBAN HOCKEY E24	0.75	0.750	ICE SKATING RINK INDUSTRIAL ZONED AREA	11%
E25	I-INDUSTRIAL FARMINGTON FREEWAY E25	0.74	0.760	OVER 50% OFFICE OVER 25,000 SQ FT (1) 51.70	7%
E31	I-INDUSTRIAL INDOPLEX E31	1.01	0.860	(3) 39.91	11%
E41	I-INDUSTRIAL INTERCHANGE, HALLWOOD, CRESTVIEW	1.05	0.880	(4) 37.11	11%
E43	I-INDUSTRIAL BONAVENTURE E43	0.51	0.500	ICE SKATING RINK INDUSTRIAL ZONED AREA	6%
E61	I-INDUSTRIAL IRO AREA E61	0.93	0.830	SEC 18 BETWEEN I-696 & TWELVE MILE	7%
E62	I-INDUSTRIAL IRO AREA E62	1.01	0.920	OVER 50% OFFICE	7%
EA1	R-EA1-RAMBLEWOOD NO 5		0.960		
EB1	R-EB1-RAMBLEWOOD NO 1-4		0.940		
EC1	R-EC1-RAMBLEWOOD NO 6		0.940		
ED1	R-ED1-SUDBURY WOODS NORTH/SOUTH		1.020		
EF1	R-EF1-WOODBROOK SUB		1.350		
EG1	R-EG1-ROLLINGS OAKS WEST (& NO 2)		0.700		
EH1	R-EH1-HUNTERS POINTE NO 1-8		0.770		
EH3	C-HOUSE RESIDENTIAL CONVERSION EH3	1.35	1.190	OFFICE INDUSTRIAL ZONED AREA	3%
EI1	I-INDUSTRIAL OFFICE EI1	0.69	0.600	INDUSTRIAL ZONED AREA (1) 31.44	8%
EJ1	R-EJ1-HUNTERS POINTE COLONY SUB		0.820		
EM1	C-MINI STORAGE EM1	1.17	1.080	ALL MINI STORAGE FACILITIES	5%
FO1	I-INDUSTRIAL ALL SEE EXCEPTIONS FO1	0.84	0.740	(1) 37.46	7%
FO2	I-INDUSTRIAL ALL SEE EXCEPTIONS FO2	0.92	0.820	OVER 50% OFFICE UNDER 25,000 SQ FT	7%
F11	I-INDUSTRIAL GRAND RIVER F11	0.93	0.880	(1) 55.06	3%
F11A	I-INDUSTRIALS ON GRAND RIV BUS F11A	0.93	0.850	BUSINESS USE	7%
F12	I-INDUSTRIAL EIGHT MILE F12	0.93	0.880	(2) 57.50	4%
F13	C-INDUSTRIAL PONY EXPRESS F13	0.93	0.900	INDUSTRIAL ZONED AREA	1%
FA1	R-FA1-COUNTRY RIDGE NO 1-8		0.860		
FB1	R-FB1-FARMINGTON RIDGE SUB NO 1		1.160		
FC1	R-FC1-FARMINGTON GLENS SUB NO 1-3		1.020		
FD1	R-FD1-FARMINGTON GROVE SUB		1.160		
FE1	R-FE1-MARION ESTATES		0.680		
FF1	R-FF1-WALNUT HILLS SUB		0.650		
FH2	C-HOUSE RESIDENTIAL FH2	1.44	1.300	INDUSTRIAL ZONED AREA	4%
FH3	C-HOUSE RESIDENTIAL CONVERSION FH3	0.97	0.870	INDUSTRIAL ZONED AREA	4%
G01	C-APARTMENT ALL SEE EXCEPT. G01		1.120		
G01E	C-APARTMENT EXCEPTION G01E		1.850	BELAIRE APARTMENTS	
G02	C-APARTMENT SUBSIDIZED G02		1.100		
G03	C-APARTMENT SENIOR RESIDENCES G03		1.200		
G04	C-APTS - SE CORNER (> 30 UNITS) G04		0.980		
GA1	R-GA1-STRATHMORE SUB NO 1-3		0.820		
GB1	R-GB1-FARMINGTON BROOK SUB		1.050		
GC1	R-GC1-COPPERWOOD SUB		0.810		
GD1	R-GD1-COPPERWOOD EAST		0.760		
GE1	R-GE1-COPPERWOOD NORTH		0.800		

3.5%  
PER  
IN COMB.  
APPROX

Code	Description	Ave.	ECF	Comments
GH2	C-HOUSE RESIDENTIAL GH2		1.040	APARTMENT ZONED AREA
H01	C-MICHIGAN MUNICIPAL USES H01	0.95	0.850	6%
H02	C-CHILD CARE FACILITIES H02	0.77	0.710	3%
H03	C-MOBILE HOME PARKS H03	1.45	1.300	5%
HA1	R-HA1-SCHROEDER'S FARM SUB		1.350	
HB1	R-HB1-FARM. GREEN NORTH 1-3		1.170	
HC1	R-HC1-FARMINGTON GREEN WEST NO 1-6		1.260	
HD1	R-HD1-WOODLAND TRAILS		1.210	
HE1	R-HE1-DUNBAR OAKS NO 1-2		1.210	
HF1	R-HF1-OAK HILLS ESTATES		0.820	
IA1	R-IA1-DRAKE FARM SUB		1.180	
IB1	R-IB1-GUY R POOLEY SUB		1.470	
IC1	R-IC1-KOCH ESTATES		1.100	
ID1	R-ID1-COLONY PARK WEST 1		1.210	
IE1	R-IE1-COLONY PARK 1-3		1.400	
IF1	R-IF1-PARKWAY SUB		1.070	
IG1	R-IG1-FARM. GREEN 1-5		1.380	
IG3	R-IG3-FARM. GREEN 1-5 (C)		1.290	
IH1	R-IH1-KENDALLWOOD (SEC 9)		1.420	
IJ1	R-IJ1-STONERIDGE ESTATES		0.860	
IK1	R-IK1-BUTTON ORCHARDS		0.880	
JA1	R-JA1-KENDALLWOOD (SEC 10)		1.430	
JB1	R-JB1-WESTBROOKE MANOR 1-4		1.450	
JC1	R-JC1-PARKHILL		1.270	
JD1	R-JD1-ORCHARD WEST		0.830	
KA1	R-KA1-OAKLAND HILLS ORCH. (<1980)		1.800	
KA2	R-KA2-OAKLAND HILLS ORCH. (>1980)		1.220	
KB1	R-KB1-SUPERVISOR'S MUER ESTATES		1.500	
KB2	R-KB2-OLYMPIA PARK DEVELOPMENT		0.660	
KB3	R-KB3-SUP. MUER ESTATES (>1965)		1.000	
KC1	R-KC1-DIAMOND SUB		1.150	
KE1	R-KE1-HOLLY HILL FARMS SUB 1-5		1.400	
KF1	R-KF1-GLENBROOK SUB		1.330	
LA1	R-LA1-WESTMONT		1.500	
LB1	R-LB1-SP WOODCREEK FARMS		1.310	
LB2	R-LB2-SP WOODCREEK FARMS - CREEK INFL		1.260	
LB3	R-LB3-SP WOODCREEK FARMS-SPRING-UTLEY		1.090	
LC1	R-LC1-SP WOODCREEK FARMS ADDITION		1.250	
LD1	R-LD1-WOODCREEK HILLS SUB		0.960	
LE1	R-LE1-SUPERVISOR'S PLAT NO 9		1.100	
MA1	R-MA1-CAMELOT COURTS SUB		1.150	
MB1	R-MB1-FARM MEADOWS SUB		1.270	
MC1	R-MC1-PEBBLEBROOK ESTATES		0.900	
MD1	R-MD1-DUKE'S FORESTBROOK ESTATES		1.090	
ME	EXEMPT APPRAISALS		1.000	
MF1	R-MF1-BROOK HILL ESTATES SUB		1.210	
MG1	R-MG1-GREENCASTLE		1.200	
NA1	R-NA1-SP OF FOREST HILLS		0.820	
NB1	R-NB1-SPRINGLAND NO 1-2		1.400	
NC1	R-NC1-LA MUERA ESTATES		1.360	
ND1	R-ND1-KIMBERLEY SUB		1.330	
OA1	R-OA1-PASADENA PARK		1.360	
OB1	R-OB1-SP OF HILLTOP MANOR		1.110	
OC1	R-OC1-BIDDESTONE WOODS (& ADD)		1.100	
OD1	R-OD1-RIDGEWOOD MANOR		1.640	
OE1	R-OE1-POWER RD ACREAGE		1.240	
OF1	R-OF1-OAKWOOD KNOLLS SUB		0.670	
PA1	R-PA1-SP OF QUAKER VALLEY FARMS		1.170	
PB1	R-PB1-RAMBLE HILLS SUB		1.100	
PC1	R-PC1-RAMBLE HILLS SUB NO 2		0.770	
PD1	R-PD1-QUAKER VALLEY FARMS ADDITION		1.080	
PE1	R-PE1-PLEASANT VALLEY FARMS NO 2		1.370	
PE2	R-PE2-PLEASANT VALLEY FARMS NO 1		1.260	
PG1	R-PG1-WINDWOOD POINTE SUB		0.980	
QA1	R-QA1-OLD HOMESTEAD NO 1 (<1975)		1.410	
QA2	R-QA2-OLD HOMESTEAD NO 1 (>1975)		1.420	
QC1	R-QC1-FORESTBROOK ESTATES		1.200	
RA1	R-RA1-INDIANBROOK SUB		1.850	
SA1	R-SA1-FARM. HILLS HUNT CLUB (& NO 1)		1.200	
SB1	R-SB1-INDEPENDENCE COMMONS NO 1-3		1.260	
TA1	R-TA1-INDEPENDENCE HILLS NO 1-2		1.240	
TB1	R-TB1-NORMANDY HILLS (& NO 1)		1.180	
TC1	R-TC1-CROSMAN & MARQUIS SUB		1.500	
UA1	R-UA1-RIDGEWOOD		1.220	
UB1	R-UB1-CRESTVIEW FARMS SUB		1.600	
UC1	R-UC1-CRESTVIEW SUB		1.480	
UD1	R-UD1-STAMAN ACRES (& NO 1,2)		1.160	
UE1	R-UE1-SUPERVISOR'S MUER FARMS		1.420	
UF1	R-UF1-TRESTAIN'S LITTLE FARMS		1.250	
UG1	R-UG1-GLEN ORCHARD (& NO 1)		1.490	
UH1	R-UH1-FARM. HILLS SUB (E OF POWER)		1.200	
UH2	R-UH2-FARM. HILLS SUB (W OF POWER)		1.470	
VB1	R-VB1-SPRINGBROOK		1.200	

Code	Description	Ave. ECF	Comments
VC1	R-VC1-COUNTRY CORNERS	1.000	
VD1	R-VD1-BARBIZON ESTATES	1.240	
VE1	R-VE1-SP MIDDLEBELT & 10 MILE NO 2	1.240	
VF1	R-VF1-SINACOLA WOODS	0.850	
VG1	R-VG1-PINEBROOK ESTATES	0.930	
WA1	R-WA1-LINCOLNSHIRE ESTATES	1.210	
WB1	R-WB1-EAST LINCOLNSHIRE	1.140	
WC1	R-WC1-CHURCHILL ESTATES	1.180	
WD1	R-WD1-FRANKLYN RAVINE	1.420	
WE1	R-WE1-WOODBINE	1.250	
WF1	R-WF1-ACORN VALLEY	1.170	
XA1	R-XA1-SP NOBLE BROOK FARMS NO 2	1.240	
XC1	R-XC1-IRV WILCOVE ESTATES	1.150	
XD1	R-XD1-OLD FARM COLONY	1.170	
XF1	R-XF1-BRIDLE HILLS ESTATES	1.200	
XG1	R-XG1-ELM GROVE VALLEY	1.050	
XG2	R-XG2-ELM GROVE VALLEY (<1979)	1.600	
XI1	R-XI1-MILLER'S ROUGEMONT FARM	1.100	
XJ1	R-XJ1-PINECREEK SUB	0.970	
XK1	R-XK1-ARBOR PARK	0.710	
YA1	R-YA1-SP OF WESTHILL WOODS	1.100	
YB1	R-YB1-HOLLYWOOD (>1977)	1.140	
YB2	R-YB2-HOLLYWOOD (<1977)	1.530	
YC1	R-YC1-STONE CREEK	1.540	
YD1	R-YD1-WESTLAKE	1.540	
YE1	R-YE1-SP MIDDLEBELT/10 MILE NO 1	1.110	
YE2	R-YE2-SP MIDDLEBELT/10 MILE (>1979)	1.110	
YF1	R-YF1-TARABUSI GRAND RIVER GARDENS	1.450	
YH1	R-YH1-WWR CO'S KEMBERTON PARK SUB	1.330	
YH3	R-YH3-WWR CO'S KEMB PARK (>1966)	1.450	
ZA1	R-ZA1-BEECHWOOD ESTATES	1.290	