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Code Description

Ave. ECF Comments

Unit 22 - FARMINGTON HILLS

Code	Description	Ave. ECF	Comments
000	E.C.F. TABLE 000	1.000	
C11	R-011-SEC 29 ACREAGE	1.200	1.25 +5.4
O21	R-021-SEC 30 ACREAGE	1.350	1.40 +5.9
O31	R-031-SEC 31 ACREAGE	1.150	1.20 +5.7
O51	R-051-SEC 33 ACREAGE	1.410	— +5.5
O61	R-061-SEC 34 ACREAGE (2)36.87	1.400	1.50 +12.9 (2)38.77
O81	R-081-SEC 36 ACREAGE (1)30.44	1.150	1.25 +9.9 (1)32.19
O9B	R-09B-MISC. ACREAGE	1.500	— +9.1
O9F	R-09F-MISC. ACREAGE	1.450	— +15.7
OA1	R-0A1-SEC 1 ACREAGE (1)43.73	1.180	1.30 +15.5 (1)46.14
OC1	R-0C1-SEC 3 ACREAGE (2)49.32	1.330	— +8.5 (2)49.32
OD1	R-0D1-SEC 4 ACREAGE	0.700	0.75 +7.7
OE1	R-0E1-SEC 5 ACREAGE	0.870	0.95 +7.0
OF1	R-0F1-SEC 6 ACREAGE	1.230	1.30 +6.8
OH1	R-0H1-SEC 8 ACREAGE	1.410	— +10.6
OI1	R-0I1-SEC 9 ACREAGE	1.220	1.25 +5.1
OK1	R-0K1-SEC 11 ACREAGE (13 & ORCH)	1.170	— +9.8
OK2	R-0K2-SEC 11 ACREAGE (13 & MDLBLT)	1.400	— +12.4
OK3	R-0K3-SEC 11 ACREAGE (12 & MDLBLT)(1)60.88	1.510	1.45 -5.4 (1)56.94
OQ1	R-0Q1-SEC 17 ACREAGE (4)63.30	1.100	0.90 -10.1 (4)53.40
OT1	R-0T1-SEC 21 ACREAGE (3)44.27	1.320	1.35 +1.9 (3)44.94
OU1	R-0U1-SEC 22 ACREAGE (1)44.00	1.170	— +8.8 (1)44.00
OV1	R-0V1-SEC 23 ACREAGE (ORCH LK)	1.180	— +9.4
OV2	R-0V2-SEC 23 ACREAGE (MIDDLEBELT)	1.360	— +6.2
OW1	R-0W1-SEC 24 ACREAGE	1.270	— +8.4
OX1	R-0X1-SEC 25 ACREAGE	1.480	— +7.7
OZ1	R-0Z1-SEC 28 ACREAGE	1.060	1.10 +6.2
1A1	R-1A1-HEATHER HILLS (2)51.32	1.010	0.98 -0.3 (2)50.14
1A2	R-1A2-HEATHER HILLS (M-5 INFL)(1)35.20	0.850	— +4.9 (1)35.20 CITY AVG
1B1	R-1B1-HILLVIEW NO SALES	0.940	0.97 +4.2 CITY AVG
1C1	R-1C1-GREEN HILL WOODS (19)50.30	1.250	1.23 +1.0 (19)49.65
2A1	R-2A1-HERITAGE VILLAGE (2)52.44	1.180	1.11 -2.9 (2)49.97
2B1	R-2B1-MEADOWGLEN (19)51.25	1.190	1.15 -0.4 (19)49.87
2B2	R-2B2-MEADOWGLEN (IND)(2)51.36	1.050	1.02 +0.1 (2)50.20
3A1	R-3A1-MEADOWBROOK PARK (2)50.81	1.020	1.00 -0.2 (2)50.00
3A2	R-3A2-MEADOWBROOK PARK (I-275)(2)42.05	0.820	0.85 +4.3 (2)49.42
3B1	R-3B1-MEADOWBROOK FOREST (4)47.82	0.820	0.85 +4.0 (4)47.25
3C1	R-3C1-MEADOWHILLS ESTATES (10)41.47	1.250	1.35 +7.9 (10)47.51
3D1	R-3D1-MEADOWBROOK WOODS (4)52.15	1.230	1.17 -2.1 (4)50.08
3D2	R-3D2-MEADOWBROOK WOODS (I-275) NO SALES	1.030	1.00 -1.1 3D1/CITY AVG
3E1	R-3E1-MEADOWBROOK HILLS (36)48.14	1.300	1.37 +7.3 (35)49.11
3F1	R-3F1-MEADOWBROOK FOREST EAST (2)49.21	0.750	0.76 +1.4 (1)47.71
4A1	R-4A1-SUPERVISOR'S SUB NO 8 (1)50.15	1.570	— +0.7 (1)50.15
4A2	R-4A2-SUPERVISOR'S SUB NO 8 (CUL)(2)51.43	1.090	1.05 +0.8 (2)47.87
4A3	R-4A3-SUPERVISOR'S SUB NO 8 (>1970) NO SALES	1.300	— +5.2 CITY AVG
4B1	R-4B1-GREEN VALLEY ESTATES (15)51.66	0.890	0.85 -1.6 (15)47.82
4C1	R-4C1-GREEN HILL COMMONS (12)51.25	1.250	1.21 -0.3 (12)47.95
4C2	R-4C2-GREEN HILL COMMONS (APT)(2)47.28	1.140	1.21 +7.2 (2)43.45 4C1
5A1	R-5A1-FENDT'S HILLDALE (6)44.87	1.600	1.80 +11.6 (6)44.34
5B1	R-5B1-SUPERVISOR'S PLAT NO 12 (2)40.23	1.400	1.60 +11.4 (2)44.67 5B2
5B2	R-5B2-SUPERVISOR'S PLAT NO 12 (SCH)(3)53.49	1.400	1.32 -4.0 (3)51.01
5C1	R-5C1-SP OF FENDT FARMS (7)54.51	1.620	1.50 -3.8 (7)51.11
5D1	R-5D1-SUPERVISOR'S PLAT NO 15 (6)50.90	1.470	1.43 +3.1 (6)49.75
5E1	R-5E1-FLEMING'S ROSELAND PARK (18)46.25	1.440	1.57 +10.0 (18)49.63
5E2	R-5E2-FLEMING'S ROSELAND PARK (C)(1)39.64	1.130	1.26 +11.8 (1)43.44 5E1
5F1	R-5F1-TARABUSI ROSELAND GARDENS (9)50.91	1.750	1.70 +2.0 (9)49.80
5F2	R-5F2-TARABUSI R.G. (>D+10, >1972)(14)48.50	1.400	1.44 +6.2 (4)49.65
5G1	R-5G1-FARMINGTON ACRES (8)42.92	1.290	1.54 +15.3 (8)49.45
5G2	R-5G2-FARMINGTON ACRES (IND) NO SALES	1.290	1.54 +14.1 5G1
5H1	R-5H1-COLFAX WOODS (1)45.65	1.120	1.24 +10.9 (1)49.73
5I1	R-5I1-BUILDERS PARK (3)47.17	1.600	— +3.4 (3)47.17 BASED ON '18 SALES - 1 '17 OUTLIER
6A1	R-6A1-WARNER'S WOODLAND VIEW (3)38.39	1.040	1.37 +23.7 (3)47.30 1 OUTLIER
6B1	R-6B1-KRAVE'S GRAND RIVER HEIGHTS (5)43.56	1.250	1.46 +15.3 (5)49.43
6B2	R-6B2-KRAVE'S GR HEIGHTS (IND) NO SALES	1.000	1.20 +15.6 6B1
6B3	R-6B3-KRAVE'S GR HEIGHTS (POWER)(1)25.98	0.930	1.11 +16.8 6B1
6C1	R-6C1-SUPERVISOR'S SUB NO 6 (4)40.45	1.620	1.92 +18.0 (4)46.23
6D1	R-6D1-FARMINGTON VIEW (5)50.88	1.330	1.30 +0.9 (5)49.95
6E1	R-6E1-VINEWOOD NO SALES	1.300	1.35 +3.5 CITY AVG
6F1	R-6F1-MACWOOD (2)38.90	1.150	1.20 +4.5 (2)60.92 CITY AVG 1 OUTLIER, LATE '19 SALE
6G1	R-6G1-WOODLAND ACRES (6)52.55	1.560	1.47 +10.3 (6)50.12
6G2	R-6G2-WOODLAND ACRES (IND) NO SALES	1.300	1.24 +3.3 6G1, CITY AVG
6H1	R-6H1-SUPERVISOR'S PLAT NO 13 (6)53.08	1.660	1.55 -4.3 (6)50.29
6H3	R-6H3-SUPERVISOR'S PLAT #13 (>1975)(1)55.66	0.990	0.91 -5.9 (1)51.93 6H1 '17 SALE
7A1	R-7A1-SUP 8 MILE & GR ACRES NO 2 (3)53.12	1.530	1.43 +0.5 (3)51.30 1 OUTLIER
7B1	R-7B1-REGAL ORCHARDS (<1980)(2)48.37	1.350	1.40 +0.2 (2)49.70
7B2	R-7B2-REGAL ORCHARDS (COMM) NO SALES	1.130	1.16 +6.8 7B1, CITY AVG
7B3	R-7B3-REGAL ORCHARDS (>1980)(2)52.28	1.130	1.08 -1.3 (4)50.28
7D1	R-7D1-KENSINGTON GARDENS (6)45.25	1.050	1.15 +9.8 (6)48.51 '19 SALE
7D2	R-7D2-KENSINGTON GARDENS (IND)(1)29.12	0.850	0.95 +11.1 (1)31.25 7D1
7E1	R-7E1-GRAND RIVER HOMES (25)44.97	1.480	1.66 +10.1 (25)49.35

444 ACREAGE (15)50.62

1444 ACREAGE (15)47.43 + 3.95

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Code	Description	Ave.	ECF	Comments
7E2	R-7E2-GRAND RIVER HOMES (COMM) <b>No SALES</b>	1.480	2.66	+10.0 7E1
7E3	R-7E3-GRAND RIVER HOMES (C'VILLE) (1)40.02	1.330	1.51	+10.3 (1)44.12 7E1
7F1	R-7F1-ASSESSOR'S GR HOMES STATE (1)51.07	1.280	---	+0.1 (1)51.07 '17 SALE
7G1	R-7G1-SUP 8 MILE/GR ACRES NO 1 (4)40.81	1.470	1.77	+20.5 (4)46.96 LATE '19 SALE
7H1	R-7H1-BROOKSIDE PARK (1)45.03	1.170	1.30	+8.9 (1)49.42 7H1
7H2	R-7H2-BROOKSIDE PARK (COMM) (2)35.43	1.060	1.20	+9.3 (2)38.49 CITY AVG
7I1	R-7I1-ARBOR FARMS <b>No SALES</b>	0.940	1.00	+5.1 CITY AVG
8A1	R-8A1-FARMINGTON GARDENS (SEC 36) <b>No SALES</b>	0.720	---	+7.2 CITY AVG
8A2	R-8A2-FARMINGTON GARDENS (SEC 25) <b>No SALES</b>	0.960	---	+6.3 CITY AVG
8B1	R-8B1-RICHLAND GARDENS (<1979) (30)44.27	1.380	1.58	+16.7 (30)48.46 '19 SALES
8B2	R-8B2-RICHLAND GARDENS (>1979) (19)46.70	1.000	1.08	+9.9 (19)49.78
8C1	R-8C1-SP NOBLEBRK FARMS #1 (SEC 36) (1)40.56	0.950	---	+7.2 CITY AVG, LATE '19 SALE
8C2	R-8C2-SP NOBLEBRK FARMS #1 (SEC 25) (1)55.18	1.420	---	+4.9 CITY AVG, LATE '19 SALE
8D1	R-8D1-VILLA CAPRI (35)47.79	1.450	1.52	+5.7 (35)49.60
8E1	R-8E1-J M COX (7)49.09	1.390	1.42	+4.5 (7)49.96 1 OWNER
8F1	R-8F1-ALEX (2)41.05	1.400	1.75	+49.8 (2)48.98
8G1	R-8G1-GRAND RIVER CREST (32)46.63	1.440	1.56	+9.3 (32)49.67
8H1	R-8H1-MEADOWBROOK HEIGHTS (2)49.31	1.370	---	+5.0 (2)49.31
8I1	R-8I1-GRAND GARDENS (5)41.85	1.450	1.75	+18.6 (5)48.59
8J1	R-8J1-STOLZ (1)42.03	0.930	1.13	+16.6 (1)48.97
8K1	R-8K1-PEARL <b>No SALES</b>	1.030	1.09	+4.2 CITY AVG
8L1	R-8L1-ALT PLAT OF GRAND RIVER FARMS (7)44.35	1.230	1.41	+12.3 (7)49.68
8M1	R-8M1-WILLIAM SHAW <b>No SALES</b>	1.120	1.16	+4.1 CITY AVG
8O1	R-8O1-B G WESLEYS (1)46.14	1.120	1.22	+9.8 (1)49.63
8Q1	R-8Q1-ARBOR OAKS (3)49.28	1.010	1.02	+2.7 (3)49.67
8R1	R-8R1-ASSESSOR'S RICHLAND STATE <b>No SALES</b>	0.900	0.95	+4.5 CITY AVG
91A	R-91A-GREENBRIAR <b>No SALES</b>	0.940	1.02	+4.7 CITY AVG
91B	R-91B-MISSION CREEK (3)45.62	0.750	0.83	+15.0 (3)49.49
93A	R-93A-PRESERVES OF MEADOWBROOK (5)51.94	1.010	0.97	-1.3 (5)50.28
93B	R-93B-WALNUT RIDGE (5)50.96	0.820	0.80	-1.3 (5)49.97
94A	R-94A-RIVER PINES (43)46.86	0.930	1.00	+6.3 (43)49.70
94B	R-94B-CARROLL FARMS (2)52.05	0.780	---	+0.4 (2)53.05 BORN '17 SALES
94C	R-94C-APPLEBROOKE (1)50.92	0.650	---	+0.4 (1)50.92
94D	R-94D-GREEN HILL PINES (2)52.70	0.810	0.77	-0.4 (2)52.01
94E	R-94E-KUZNAR <b>No SALES</b>	0.800	0.84	+4.3 CITY AVG
94F	R-94F-DIAMOND OAKS <b>No SALES</b>	0.680	0.72	+4.5 CITY AVG, 94G
94G	R-94G-HALSTED HOLLOW (3)42.06	0.790	---	+4.7 (3)45.06 1 LOW SALE / '19 LATE SALE
94H	R-94H-HALSTED HOLLOW NORTH <b>NEW</b>	1.000	---	---
95A	R-95A-NEWPORT CREEK NORTH/SOUTH (5)50.71	0.690	0.67	+1.0 (5)49.59
95B	R-95B-CREEKSIDE OF FARMINGTON HILLS (9)40.28	0.760	0.99	+36.7 (9)47.36
96A	R-96A-KINGSTON SQUARE (1)41.98	0.880	0.95	+6.3 (1)49.86
96B	R-96B-VILLA NOVA <b>No SALES</b>	1.160	1.24	+5.5 USE APYS
96C	R-96C-FARMINGTON WOODS (1)47.50	0.940	1.10	+15.7 (1)49.29
96D	R-96D-FARMINGTON ORCHARDS (2)42.30	0.700	0.85	+18.3 (2)43.85
96E	R-96E-MARIOSI <b>No SALES</b>	0.660	0.80	+19.3 96C, 96D
96F	R-96F-RIVERWALK (2)47.43	0.870	---	+2.1 (2)49.43
97A	R-97A-BOTSFORD COMMONS (19)51.09	0.890	0.86	-2.4 (19)49.71
97B	R-97B-NANTUCKET (2)41.34	0.780	0.83	+6.6 (2)47.70
97C	R-97C-KIMBERLY GARDENS (1)43.25	0.730	0.85	+14.8 (1)49.32-
98A	R-98A-VILLAGE GREEN (1)43.04	0.520	0.63	+11.1 (1)49.06
98B	R-98B-CARRINGTON CORNERS <b>No SALES</b>	0.630	0.67	+5.5 CITY AVG
999	C-CELL TOWERS 999	1.000	---	---
9AA	R-9AA-WOODCREEK VILLAGE (10)43.11	0.680	0.79	+14.0 (10)48.04 + GARAGES @ 1600/EA.
9AB	R-9AB-WYNDHAM PLACE (1)23.24	0.670	0.80	+25.6 (1)49.83
9BA	R-9BA-COUNTRY GLENS (13)56.32	0.690	0.57	+6.5 (13)50.06
9BB	R-9BB-ORCHARD PLACE (13)46.73	0.900	0.96	+5.0 (13)49.37
9C1	R-9C1-HUNTERS RIDGE-OH>500SF (3)50.59	0.930	0.91	+0.1 (3)49.72
9CA	R-9CA-HAMPSHIRE HOUSE (5)45.88	0.800	0.88	+12.2 (5)47.58
9CB	R-9CB-HUNTERS GROVE (7)47.67	0.920	0.97	+4.5 (7)49.75
9CC	R-9CC-HUNTERS RIDGE <b>No SALES</b>	0.850	0.83	+0.1 9C1
9CD	R-9CD-ORCHARD CREEK VILLAGE (14)48.64	1.020	1.05	+7.0 (14)49.80
9DA	R-9DA-THE MEADOWS (8)47.37	0.940	1.00	+6.9 (8)49.79
9DB	R-9DB-THE LEGACY (3)53.82	0.900	0.88	-1.3 (3)49.90
9E1	R-9E1-NOVA WOODS (COLONIALS) <b>No SALES</b>	0.760	---	+0.2 9E1
9E2	R-9E2-SIERRA POINTE (COLONIALS) (5)49.24	0.770	---	+0.2 (5)47.24
9EA	R-9EA-RAMBLEWOOD CLUB (7)41.55	0.820	1.02	+18.9 (7)49.51
9EB	R-9EB-RAMBLEWOOD LAKE EST (& NO 2) (5)50.90	0.800	0.78	-1.8 (5)49.87
9EC	R-9EC-NOVA WOODS (RANCHES) (3)51.07	0.700	---	+0.2 (3)51.07
9ED	R-9ED-RAMBLEWOOD MANOR (17)45.32	0.880	0.99	+11.4 (17)49.82
9EE	R-9EE-SIERRA POINTE (RANCHES) (19)45.12	0.830	0.94	+10.3 (19)49.82
9EF	R-9EF-VILLAS OF RAMBLEWOOD <b>No SALES</b>	0.820	0.87	+4.9 CITY AVG
9EG	R-9EG-RAMBLEWOOD FOREST (2)44.00	0.800	0.93	+17.1 (2)49.17
9EH	R-9EH-THE CROSSINGS (2)61.50	0.760	0.59	-13.8 (2)50.12
9EI	R-9EI-RAMBLEWOOD FOREST ESTATES (2)48.44	0.710	0.73	+5.2 (2)47.52
9EJ	R-9EJ-FOREST AT HUNTERS POINTE <b>No SALES</b>	0.750	---	+2.7 '18 SALE - NEW EXEMPT
9F1	R-9F1-CROSSWINDS (COLONIALS) (11)46.68	1.110	1.20	+9.4 (11)49.67
9FA	R-9FA-LEGENDS OF POTAWATOMI CREEK (9)47.34	0.760	0.77	+1.2 (5)49.86
9FB	R-9FB-CROSSWINDS (RANCHES) (11)47.22	0.920	0.98	+7.6 (11)49.70
9G1	R-9G1-CHESTNUT RIDGE (RANCHES) (8)47.70	0.900	0.95	+4.7 (8)48.86
9GA	R-9GA-CHESTNUT RIDGE (COLONIALS) (9)46.54	0.790	0.86	+7.2 (9)49.86
9GB	R-9GB-FAIRWAYS AT COPPER CREEK (5)54.56	0.910	0.83	-6.8 (5)50.72
9GC	R-9GC-ESSEX CLUB (6)46.19	0.800	0.87	+7.3 (6)49.45
9GD	R-9GD-THE HILLS OF COPPER CREEK (1)51.45	0.680	---	+0.3 (1)51.45 '17 SALE

Code	Description	Ave. ECF	Comments
9GE	R-9GE-GREENPOINTE AT COPPER CREEK (2) 47.03	0.900	0.96 +5.4 (2) 49.50
9GF	R-9GF-GLENS OF COPPER CREEK (4) 50.45	0.850	— +0.3 (4) 50.45
9GG	R-9GG-WOODS OF COPPER CREEK (2) 46.61	0.670	0.72 +6.1 (2) 49.34
9GH	R-9GH-GOLFVIEW PTE AT COPPER CREEK (6) 47.25	0.870	0.93 +9.0 (4) 49.79
9GI	R-9GI-HALSTED COMMONS (5) 47.80	0.790	0.83 +4.4 (5) 49.71
9GJ	R-9GJ-LEGACY OAKS (1) 55.18	0.850	0.76 -5.1 (1) 50.39
9HA	R-9HA-BRENTWOOD PARK (7) 50.33	0.850	— +3.7 (3) 50.33
9HB	R-9HB-OAKCREST (12) 45.94	0.940	1.04 +8.6 (2) 49.00
9HC	R-9HC-SECLUDED LANE (2) 50.90	0.870	— +2.8 (2) 50.90
9HD	R-9HD-CHELSEA CROSSING (1) 48.67	1.040	1.07 +4.4 (1) 49.50
9HE	R-9HE-HALSTED HILLS (3) 52.98	0.730	0.47 -3.0 (3) 50.31
9HF	R-9HF-PARAMOUNT ESTATES (1) 51.53	0.700	— +0.4 (1) 51.53
9HG	R-9HG-CRAWFORD PINES (1) 51.73	0.700	— +0.7 (1) 51.73
9HI	R-9HI-WHISPERING WOODS ESTATES No SALES	0.800	0.78 -1.2 9NE, 9NK
9HJ	R-9HJ-HALSTED ESTATES No SALES	0.700	0.68 -2.1 9NE, 9NK
9HK	R-9HK-FOREST ESTATES (1) 51.52	0.840	0.82 -1.2 (1) 50.52
9IA	R-9IA-FOREST AT WOODDALE NEW	0.930	
9JA	R-9JA-SAVANNAH COURT (6) 45.37	1.060	1.18 +15.7 (6) 49.65
9K1	R-9K1-INVERRARY (1 BR) (6) 40.18	0.540	0.71 +29.4 (6) 49.20
9KA	R-9KA-SUSAN MANOR No SALES	0.790	— +4.0 CITY AVG
9KB	R-9KB-TWELFTH ESTATE (2) 44.01	0.590	0.68 +1.6 (2) 44.33
9KC	R-9KC-INVERRARY (1) 42.13	0.610	0.74 +21.7 (1) 49.15
9KD	R-9KD-PINE KNOLLS (6) 47.79	0.920	0.97 +4.5 (1) 49.07
9KE	R-9KE-ASHFORD HOLLOW (9) 40.13	0.740	0.95 +27.0 (2) 49.97
9KF	R-9KF-BEECHWOOD HILL (6) 44.31	0.690	0.75 +6.2 (1) 49.53
9KG	R-9KG-HEATHERWOOD (2) 40.10	0.780	1.01 +28.4 (2) 49.09
9KH	R-9KH-COVE CREEK (3) 42.54	0.660	0.72 +17.4 (3) 49.10
9KJ	R-9KJ-CRESTWOOD MEADOWS (2) 49.57	0.660	— +1.6 (2) 49.57
9KK	R-9KK-ENCLAVE OF HEATHERWOOD No SALES	0.610	— +0.4 9KJ
9KL	R-9KL-GLEN OAKS (RANCH) (7) 52.47	1.240	1.17 -1.1 (7) 50.03
9KM	R-9KM-GLEN OAKS (TWO STORY) (6) 50.88	1.390	— +1.7 (6) 51.58 ALL '19 SALES
9KN	R-9KN-ROLLCREST CONDOS (2) 55.07	0.700	0.61 -5.4 (2) 50.10
9LA	R-9LA-THE FOREST AT WOODCREEK (2) 51.33	0.830	0.81 -1.5 (2) 52.34
9LB	R-9LB-HICKORY OAKS (7) 44.58	0.650	0.73 +10.0 (3) 48.86
9LC	R-9LC-FOREST CREEK OF FARMINGTON (2) 57.12	0.720	0.61 -11.9 (2) 50.03
9LD	R-9LD-THE RESERVE AT WOODCREEK No SALES	0.860	0.89 +3.2 CITY AVG
9MA	R-9MA-TIMBERCREST (17) 49.12	1.000	1.01 +1.2 (1) 49.52
9MB	R-9MB-TIMBERCREST WOODS No SALES	0.730	0.74 +1.5 9MA
9N1	R-9N1-MEADOWRIDGE (COLONIALS) No SALES	0.900	— +3.5 9NA
9NA	R-9NA-MEADOWRIDGE (RANCHES) (1) 50.47	1.030	— +3.6 (1) 50.47
9NB	R-9NB-RIMINI COURT No SALES	0.020	1.07 +4.4 CITY AVG
9NC	R-9NC-FOREST AT ORCHARD LAKE No SALES	0.690	0.72 +3.9 CITY AVG
9OA	R-9OA-ECHO VALLEY (1) 57.88	0.550	0.72 +23.1 (1) 49.10
9OB	R-9OB-FARMINGTON SQUARE (11) 44.44	0.580	0.67 +11.5 (1) 49.72
9OC	R-9OC-ERINN ESTATES (3) 47.47	0.980	1.04 +10.1 (3) 49.86
9PA	R-9PA-OXFORD ESTATES (10) 48.70	0.750	0.77 +2.4 (10) 49.74
9PB	R-9PB-TRILLIUM (2) 52.27	0.800	0.77 -2.6 (2) 54.50 1 OUTLIER @ 190/1
9QA	R-9QA-FAIRWAYS OF FARMINGTON HILLS (6) 46.19	0.720	0.79 +7.8 (1) 49.51
9RA	R-9RA-SARATOGA FARMS (10) 47.16	1.080	1.15 +9.0 (10) 49.40
9SA	R-9SA-DRAKES CROSSING (6) 46.30	0.720	0.79 +1.9 (2) 49.91
9TA	R-9TA-HILLSIDE ESTATES (10) 48.15	0.910	0.92 +2.5 (10) 49.59
9TB	R-9TB-TANA HILL (2) 49.56	0.830	— +1.9 (2) 49.56
9TC	R-9TC-HERITAGE VILLAGE (11) 49.04	1.140	1.16 +5.1 (1) 49.73
9UA	R-9UA-JAMESTOWN SQUARE (2) 49.70	0.880	0.99 +1.9 (2) 50.58
9UB	R-9UB-SANCTUARY OF FARMINGTON HILLS No SALES	0.890	0.92 +3.7 CITY AVG
9V1	R-9V1-MICROPOLIS (PHASE ONE) (1) 32.74	0.390	0.43 +13.8 CITY AVG + SALE (1) 31.59
9VA	R-9VA-MICROPOLIS (PHASE TWO +) (3) 51.22	0.930	0.91 +1.4 (3) 50.31
9VB	R-9VB-WOODLAND PINES (5) 46.12	0.920	1.01 +9.0 (5) 49.71
9VC	R-9VC-PENDLETON CLUB (3) 44.06	0.590	0.69 +11.8 (3) 49.30
9VE	R-9VE-TIMBER CREEK (3) 44.33	1.240	— +1.8 (3) 47.33
9XA	R-9XA-HICKORY RIDGE (1) 41.46	0.510	0.63 +17.7 (1) 48.93
9XC	R-9XC-STREAMWOOD (5) 35.82	0.680	0.97 +31.5 (5) 47.51 2 LAW SALES OVER 50
9XD	R-9XD-ELDON OAKS No SALES	0.760	0.80 +4.6 CITY AVG
9YA	R-9YA-VERSAILLES PLACE (3) 32.52	0.520	0.67 +26.0 (2) 47.51 1 Low SALE RATIO
9YB	R-9YB-ELDON PLACE (2) 50.57	0.800	— +0.2 (1) 50.57
9YC	R-9YC-PINE MEADOW (1) 52.98	0.920	0.86 -0.8 (1) 50.15
9YD	R-9YD-KIRKWAY RAVINES (6) 49.09	0.920	0.93 +1.3 (6) 47.52
9ZA	R-9ZA-LONGACRE WOODS (1) 42.52	1.140	— +4.6 (1) 52.12
9ZB	R-9ZB-PINWOODS WEST (1) 46.32	1.060	1.16 +9.7 (6) 47.73
9ZC	R-9ZC-WESTCHESTER (2) 50.50	0.970	— +2.8 (2) 51.50 BOTH '19 SALES
A01	C-OFFICE EXC. MAJOR STREETS A01	0.850	BLT. AFTER 1975 UNDER 30,000 SQ FT
A01E	C-OFFICE MAJOR STREETS EXCEPT. A01E	0.690	BLT. AFTER 1975 UNDER 30,000 SQ FT- OFF EXCEPTION
A01W	C-OFFICE WOODBURY OFFICE PARK CONDO	0.900	C-OFFICE WOODBURY OFFICE PARK CONDO A01W
A02	C-OFFICE EXC. MAJOR STREETS A02	1.010	BLT. PRIOR TO 1975 UNDER 30,000 SQ FT
A02E	C-OFFICE EXC. MAJOR STREETS A02E	0.680	BLT. PRIOR TO 1975 UNDER 30,000 SQ FT
A03	C-BANKS A03	0.730	
A04	C-OFFICE NORTHWESTERN HWY A04	0.680	UNDER 30,000 SQ FT
A04N	C-OFFICE NORTHWESTERN HWY A04N	0.850	30301 NORTHWESTERN HWY CONDO
A05C	C-OFFICE CANTERBURY OFF CONDO A05C	0.810	OFFICE ON NORTHWESTERN HWY, BUILT PRIOR TO 1975
A06	C-OFFICE ORCHARD LAKE A06	0.820	BLT. AFTER 1975 UNDER 30,000 SQ F
A07	C-OFFICE ORCHARD LAKE A07	0.850	BLT. PRIOR TO 1975 UNDER 30,000 SQ FT

Code	Description	Ave. ECF	Comments
A08	C-OFFICE TWELVE MILE A08	0.710	BLT. AFTER 1975 UNDER 30,000 SQ FT
A08E	C-OFFICE UNDER 30,000 SQ FT A08E	0.390	BLT. AFTER 1975 UNDER 30,000 SQ FT
A09	C-OFFICE TWELVE MI & I-696 A09	0.630	BLT. PRIOR TO 1975 UNDER 30,000 SQ FT
A10	C-OFFICE CONDO A10	0.700	QUAKERTOWN CONDO
A11	C-OFFICE EXC. MAJOR STREETS A11	0.750	BLT. AFTER 1975 30,000 TO 69,999 SQ FT
A12	C-OFFICE EXC. MAJOR STREETS A12	0.750	BLT. PRIOR TO 1975 30,000 TO 69,999 SQ FT
A14	C-OFFICE NORTHWESTERN HWY A14	0.700	BLT. AFTER 1975 30,000 TO 69,999 SQ FT
A15	C-OFFICE NORTHWESTERN HWY A15	0.750	BLT. PRIOR TO 1975 30,000 TO 69,999 SQ FT
A16	C-OFFICE ORCHARD LAKE A16	0.710	BLT. AFTER 1975 30,000 TO 69,999 SQ FT
A18	C-OFFICE TWELVE MI & I-696 A18	0.550	BLT. AFTER 1975 30,000 TO 69,999 SQ FT
A19	C-OFFICE MEDICAL A19	1.010	UNDER 10,000 SF
A19E	C-OFFICE MEDICAL (OVER 10,000 SF)	0.820	OVER 10,000 SF
A20	C-OFFICE TWELVE MILE A20	0.470	HEADQUARTERS & TESTING FACILITIES
A24	C-OFFICE NORTHWESTERN HWY A24	0.630	BLT. AFTER 1975 70,000 + SQ FT
A28	C-OFFICE TWELVE MILE & I-696 A28	0.520	BLT. AFTER 1975 70,000 + SQ FT
A29	C-ARBORUM A29	0.400	
A30	C-OFFICE EXC. MAJOR STREETS A30	1.400	THE PINES CONDO
A32	C-OFFICE EXC. MAJOR STREETS A32	0.810	BLT. PRIOR 1975 MULTIP. BLDG UNDER 30,000 SQ FT
A34	C-OFFICE NORTHWESTERN HWY A34	0.630	BLT. AFTER 1975 MULTIP. BLDG UNDER 30,000 SQ FT
A36	C-OFFICE ORCHARD LAKE A36	1.100	BLT. AFTER 1975 MULTIP. BLDG UNDER 30,000 SQ FT
A41	C-OFFICE EXC. MAJOR STREETS A41	1.330	BLT. AFTER 1975 MULTIP BLDG 30,000 TO 69,999 SQ FT
A44	C-OFFICE NORTHWESTERN HWY A44	0.500	BLT. AFTER 1975 MULTIP BLDG 30,000 TO 69,999 SQ FT
A51	C-OFFICE EXC. MAJOR STREETS A51	0.370	BLT. AFTER 1975 MULTIP. BLDG 70,000 + SQ FT
A54	C-OFFICE NORTHWESTERN HWY A54	0.560	BLT. AFTER 1975 MULTIP. BLDG 70,000 + SQ FT
A55	C-OFFICE NORTHWESTERN HWY A55	1.000	TALL OAKS CONDO
A56	C-OFFICE TWELVE MILE-GREENING A56	0.960	12MI-GREENING ST. OFF. CTR. CONDO
A57	C-OFFICE NORTHWESTERN HWY A57	0.740	PARK ON THE GREEN CONDO
A59	C-OFFICE TWELVE MILE & I-696 A59	0.410	MULTIP. BLDG 70,000 + SQ FT
AA1	R-AA1-OLDE FRANKLIN TOWNE (1) 49.17	1.310	43.9 (15) 49.17
AB1	C-RETAIL ALL SEE EXCEPTIONS AB1	0.890	BLT. AFTER 1977
AB2	C-RETAIL ALL SEE EXCEPTIONS AB2	1.740	BLT. PRIOR 1977
AB3	C-RETAIL NORTHWESTERN AB3	1.340	BLT. AFTER 1975
AB3E	C-RETAIL NORTHWESTERN AB3E	0.490	OVER 70,000 SQ FT
AB4	C-RETAIL NORTHWESTERN AB4	1.720	BLT. PRIOR 1975
AB5	C-RETAIL ORCHARD LK N.12 MILE AB5	1.580	
AC1	R-AC1-FRANKLIN OAKS (2) 50.59	0.900	40.3 (2) 50.59
AE1	R-AE1-COVENTRY (2) 50.63	1.140	42.5 (3) 50.63 1 OUTLIER
AF1	R-AF1-GOLF LAKE HILLS SUB (1) 40.67	0.860	0.91 44.2 CITY AVG (1) 42.44 '19 SALE
AG1	C-AUTO ALL SEE EXCEPTIONS AG1	1.380	EXC. AUTO PARTS & DEALERSHIPS
AG1G	C-GAS STATIONS SEE EXCEPTIONS AG1G	1.070	
AG2	C-AUTO ORCHARD LK N.12 MILE AG2	2.100	EXC. AUTO PARTS & DEALERSHIPS
AG2G	C-GAS STATIONS SEE EXCEPTIONS AG2G	1.850	GAS STATIONS & GAS MARTS
AG3	C-AUTO NORTHWESTERN HWY AG3	1.600	EXC. AUTO PARTS & DEALERSHIPS
AG3E	C-AUTO NORTHWESTERN HWY AG3E	0.760	EXC. AUTO PARTS & DEALERSHIPS GOOD QUALITY
AH1	R-AH1-FAIRGREENS HILLS SUB No SALES	0.880	0.93 44.0 CITY AVG
AH2	C-HOUSES RESIDENTIAL AH2	1.550	OFFICE ZONED AREA
AH3	C-HOUSES RESIDENTIAL AH3	0.380	CONVERSION TO OFFICE - OFFICE ZONED AREA
AH4	C-HOUSES HISTORIC TWELVE MI AH4	1.050	CONVERSION TO OFFICE - OFFICE ZONED AREA
AI1	R-AI1-FRANKLIN FOREST SUB (COMM) (2) 54.02	0.780	0.70 44.5 (1) 50.39
AI2	R-AI2-FRANKLIN FOREST SUB (7) 47.94	0.900	0.94 46.9 (2) 47.94
AJ1	R-AJ1-FRANKLIN FAIRWAY SUB (1) 47.72	1.070	1.12 43.7 (1) 49.70
AK2	C-FUNERAL HOMES AK2	0.900	
AM1	C-HOTEL & MOTEL ALL AM1	0.760	
AR1	C-RESTAURANTS ALL AR1	1.470	SEE EXCEPTIONS
AR2	C-RESTAURANT ORCHARD LK AR2	1.550	NORTH OF TWELVE MILE
AR3	C-RESTAURANT NORTHWESTERN AR3	1.260	
AR4	C-RESTAURANTS FAST FOOD AR4	1.070	
AS1	C-SHOPPING CT ALL SEE EXCEPT. AS1	1.090	OVER 2 BAY
AS2	C-SHOPPING CT ORCHARD LK. AS2	1.450	OVER 2 BAY
AS3	C-SHOPPING CT IN OUTLYING AREAS AS3	0.660	OVER 2 BAY
AS4	C-SHOPPING CT MAJOR AS4	1.330	
AS4E	C-SHOPPING CT MAJOR AS4E	0.710	K-MART
AS5	C-SHOPPING CT NORTHWESTERN AS5	1.270	OVER 2 BAY
B01	C-OFFICE ALL SEE EXCEPTIONS B01	0.780	BLT. AFTER 1975 UNDER 30,000 SQ FT
B03	C-BANKS ALL B03	0.940	
B11	C-OFFICE ALL SEE EXCEPTIONS B11	0.660	BLT. AFTER 1975 UNDER 69,999 SQ FT
B14	C-OFFICE HAGGERTY ROAD B14	0.610	BLT. AFTER 1975 30,000 TO 69,999 SQ FT
B21	C-OFFICE ALL SEE EXCEPTIONS B21	0.620	BLT. AFTER 1975 70,000 + SQ FT
BA1	R-BA1-FARMINGTON HEIGHTS SUB No SALES	1.220	1.29 44.7 CITY AVG
BB1	C-RETAIL ALL SEE EXCEPTIONS BB1	1.070	BLT. AFTER 1975
BC1	R-BC1-FRANKLIN KNOLLS (& NO 2) (15) 48.30	1.560	1.62 45.1 (15) 47.79
BD1	R-BD1-GLENOAKS (2) 50.82	1.380	1.44 42.7 (2) 50.82 BORN TO SALES
BE1	R-BE1-WEST GATE FRANKLIN VILLAGE (2) 39.70	1.140	1.44 42.7 (2) 48.01
BG1	C-AUTO ALL SEE EXCEPTIONS BG1	1.250	EXCLUDING AUTO PARTS & DEALERSHIPS
BG1G	C-GAS STATION SEE EXCEPTION BG1G	1.710	GAS STATIONS & GAS MARTS
BG2	C-AUTO DEALERSHIP ALL SEE EXC. BG2	1.000	BLT. AFTER 1975
BR1	C-RESTAURANTS ALL SEE EXCEPT. BR1	1.400	
BR2	C-RESTAURANTS HAGGERTY ROAD BR2	1.020	

Code	Description	Ave. ECF	Comments
BR4	C-RESTAURANTS FAST FOOD BR4	1.100	
BS1	C-SHOPPING CT ALL SEE EXCEPT. BS1	1.170	OVER 2 BAY
C01	C-OFFICE ALL SEE EXCEPTIONS C01	0.600	BLT. AFTER 1975 UNDER 30,000 SQ FT
C02	C-OFFICE ALL SEE EXCEPTIONS C02	0.600	BLT. PRIOR 1975 UNDER 30,000 SQ FT
C11	C-OFFICE ALL SEE EXCEPTIONS C11	0.380	BLT. AFTER 1975 30,000 TO 69,999 SQ FT
CA1	R-CA1-SUP PLAT OF WEST FRANKLIN EST (2)44.82	1.340	— +22.2 (2)44.82
CC1	R-CC1-WOODSTREAM FARMS SUB (7)46.06	1.110	1.22 +8.1 (7)49.67
CD1	R-CD1-CANTERBURY WEST SUB (6)47.21	1.160	1.23 +5.2 (6)49.40
CE1	R-CE1-CANTERBURY COMMONS NO 1 (18)48.85	1.380	1.40 +4.7 (18)49.42
CF1	R-CF1-OAKLANDS (28)46.58	1.260	1.37 +1.0 (28)49.76
CS1	C-SHOPPING CT ALL SEE EXCEPT. CS1	1.100	OVER 2 BAY
D01	C-OFFICE ALL SEE EXCEPTIONS D01	0.680	BLT. AFTER 1975 UNDER 30,000 SQ FT
D02	C-OFFICE ALL SEE EXCEPTIONS D02	0.980	BLT. PRIOR 1975 UNDER 30,000 SQ FT
D04	C-OFFICE EIGHT MILE D04	0.860	
D19	C-OFFICE MEDICAL ALL D19	0.740	
D19E	C-OFFICE MEDICAL (OVER 10,000 SF)	0.570	
DA1	R-DA1-HERITAGE HILLS (34)45.98	1.150	1.22 +6.1 (34)49.65
DB1	C-RETAIL ALL SEE EXCEPTIONS DB1	0.900	BLT. AFTER 1975
DB2	C-RETAIL ALL SEE EXCEPTIONS DB2	1.460	BLT. PRIOR 1975
DB3	C-BOWLING ALLEYS DB3	0.550	
DC1	R-DC1-WEDGEWOOD COMMONS SUB (8)48.53	1.170	1.20 +2.5 (8)49.50
DD1	R-DD1-MUER COVE ESTATES (11)48.13	1.240	1.28 +4.7 (11)49.27
DE1	R-DE1-KINGS POINTE SUB NO 1-6 (11)48.82	1.230	1.26 +2.3 (11)48.87
DF1	R-DF1-BRIAR HILL SUB (15)49.62	1.390	1.43 +5.3 (15)49.71
DG1	C-AUTO USES ALL SEE EXCEPTIONS DG1	2.120	EXCLUDING AUTO PARTS & DEALERSHIPS
DG1E	C-GAS STATIONS BLT AFTER 1999 DG1E	0.950	EXCLUDING AUTO PARTS & DEALERSHIPS
DG1G	C-GAS STATIONS SEE EXCEPTIONS DG1G	1.470	
DH1	R-DH1-WILLOWBROOK COMMONS (3)49.82	1.210	— +1.5 (3)49.82
DH2	C-HOUSES RESIDENTIAL DH2	1.380	BUSINESS ZONED AREA
DI1	R-DI1-STRATTON HILL SUB (1)57.34	0.780	0.79 -0.3 (1)57.32 IN SALE
DR1	C-RESTAURANTS ALL SEE EXC. DR1	1.020	
DR4	C-RESTAURANTS FAST FOOD DR4	0.900	
DS1	C-SHOPPING CT ALL SEE EXC. DS1	1.110	OVER 2 BAY
DS2	C-SHOPPING CT MAJOR DS2	0.510	
E01	I-INDUSTRIAL ALL SEE EXCEPTIONS E01	0.890	
E02	I-INDUSTRIAL ALL SEE EXCEPTIONS E02	1.030	OVER 60,000 SQ FT
E03	I-INDUSTRIAL ALL SEE EXCEP. E03	1.100	FARMER JOHN'S GREENHOUSE-ACT 116
E04	I-UTILITIES ALL SEE EXCEPTIONS E04	1.700	
E20	I-INDUSTRIAL HEADQUART/TEST. E20	0.610	
E21	I-INDUSTRIAL FARMINGT. FREEWAY E21	1.100	
E22	I-INDUSTRIAL FARMINGT. FREEWAY E22	0.920	OVER 25% OFFICE
E24	I-INDUSTRIAL SUBURBAN HOCKEY E24	0.850	ICE SKATING RINK INDUSTRIAL ZONED AREA
E25	I-INDUSTRIAL FARMINGTON FREEWAY E25	0.840	OVER 50% OFFICE OVER 25,000 SQ FT
E31	I-INDUSTRIAL INDOPLEX E31	1.010	
E41	I-INDUSTRIAL INTERCHANGE, HALLWOOD, CRESTVIEW E41	1.030	
E43	I-INDUSTRIAL BONAVENTURE E43	0.560	ICE SKATING RINK INDUSTRIAL ZONED AREA
E61	I-INDUSTRIAL IRO AREA E61	0.930	SEC 18 BETWEEN I-696 & TWELVE MILE
E62	I-INDUSTRIAL IRO AREA E62	1.010	OVER 50% OFFICE
EA1	R-EA1-RAMBLEWOOD NO 5 (5)52.23	0.960	0.91 -0.3 (5)50.07
EB1	R-EB1-RAMBLEWOOD NO 1-4 (14)51.44	0.940	0.91 +0.4 (14)50.14
EC1	R-EC1-RAMBLEWOOD NO 6 (1)56.58	0.940	0.91 -0.3 (1)55.12 EA1, EB1
ED1	R-ED1-SUBBURY WOODS NORTH/SOUTH (3)54.87	1.020	0.91 -0.4 (3)50.13
EF1	R-EF1-WOODBROOK SUB (10)46.19	1.350	1.48 +10.7 (10)47.71
EG1	R-EG1-ROLLINGS OAKS WEST (& NO 2) (8)43.60	0.700	0.82 +12.3 (8)49.34
EH1	R-EH1-HUNTERS POINTE NO 1-8 (18)50.46	0.770	0.76 -0.7 (18)49.95
EH3	C-HOUSE RESIDENTIAL CONVERSION EH3	1.350	OFFICE INDUSTRIAL ZONED AREA
EI1	I-INDUSTRIAL OFFICE EI1	0.690	INDUSTRIAL ZONED AREA
EJ1	R-EJ1-HUNTERS POINTE COLONY SUB (1)56.86	0.820	0.72 -0.8 (1)51.26
EM1	C-MINI STORAGE EM1	1.170	ALL MINI STORAGE FACILITIES
F01	I-INDUSTRIAL ALL SEE EXCEPTIONS F01	0.840	
F02	I-INDUSTRIAL ALL SEE EXCEPTIONS F02	0.920	OVER 50% OFFICE UNDER 25,000 SQ FT
F11	I-INDUSTRIAL GRAND RIVER F11	0.930	
F11A	I-INDUSTRIALS ON GRAND RIV BUS F11A	0.930	BUSINESS USE
F12	I-INDUSTRIAL EIGHT MILE F12	0.930	
F13	C-INDUSTRIAL PONY EXPRESS F13	0.930	INDUSTRIAL ZONED AREA
FA1	R-FA1-COUNTRY RIDGE NO 1-8 (31)49.90	0.860	— +2.8 (31)49.90
FB1	R-FB1-FARMINGTON RIDGE SUB NO 1 (11)48.10	1.160	1.19 +4.2 (11)49.60
FC1	R-FC1-FARMINGTON GLENS SUB NO 1-3 (22)48.33	1.020	1.01 +6.1 (22)49.84
FD1	R-FD1-FARMINGTON GROVE SUB (4)48.66	1.160	1.19 +4.0 (4)49.19
FE1	R-FE1-MARION ESTATES NO SALES	0.680	0.67 +4.1 CITY AV4
FF1	R-FF1-WALNUT HILLS SUB NO SALES	0.650	— +3.8 CITY AV4
FH2	C-HOUSE RESIDENTIAL FH2	1.440	INDUSTRIAL ZONED AREA
FH3	C-HOUSE RESIDENTIAL CONVERSION FH3	0.970	INDUSTRIAL ZONED AREA
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 (12)49.48	0.820	— +1.9 (12)49.48
GB1	R-GB1-FARMINGTON BROOK SUB (4)48.91	1.050	1.07 +3.2 (4)49.44
GC1	R-GC1-COPPERWOOD SUB (7)52.26	0.810	0.77 -1.0 (7)50.26
GD1	R-GD1-COPPERWOOD EAST (6)50.83	0.760	0.75 -0.3 (6)50.31
GE1	R-GE1-COPPERWOOD NORTH NO SALES	0.800	0.84 +3.7 CITY AV4

Code	Description	Ave. ECF	Comments
GH2	C-HOUSE RESIDENTIAL GH2	1.040	APARTMENT ZONED AREA
H01	C-MICHIGAN MUNICIPAL USES H01	0.950	
H02	C-CHILD CARE FACILITIES H02	0.770	
H03	C-MOBILE HOME PARKS H03	1.450	
HA1	R-HA1-SCHROEDER'S FARM SUB <b>No SALES</b>	1.350	---
HB1	R-HB1-FARM, GREEN NORTH 1-3 (1) <b>47.77</b>	1.170	1.23 +6.3
HC1	R-HC1-FARMINGTON GREEN WEST NO 1-6 (2) <b>48.23</b>	1.260	1.31 +5.9
HD1	R-HD1-WOODLAND TRAILS (5) <b>49.96</b>	1.210	---
HE1	R-HE1-DUNBAR OAKS NO 1-2 (4) <b>50.73</b>	1.210	1.19 -0.8
HF1	R-HF1-OAK HILLS ESTATES <b>No SALES</b>	0.820	0.85 +4.7
IA1	R-IA1-DRAKE FARM SUB (1) <b>50.47</b>	1.180	---
IB1	R-IB1-GUY R POOLEY SUB (5) <b>46.96</b>	1.470	1.58 +9.6
IC1	R-IC1-KOCH ESTATES (2) <b>44.03</b>	1.100	1.28 +16.6
ID1	R-ID1-COLONY PARK WEST 1 (25) <b>49.34</b>	1.210	---
IE1	R-IE1-COLONY PARK 1-3 (13) <b>51.06</b>	1.400	1.37 -0.3
IF1	R-IF1-PARKWAY SUB <b>No SALES</b>	1.070	---
IG1	R-IG1-FARM, GREEN 1-5 (20) <b>47.63</b>	1.380	1.45 +7.4
IG3	R-IG3-FARM, GREEN 1-5 (C) (10) <b>50.64</b>	1.290	1.26 +1.5
IH1	R-IH1-KENDALLWOOD (SEC 9) (34) <b>48.55</b>	1.420	1.46 +4.7
IJ1	R-IJ1-STONERIDGE ESTATES <b>No SALES</b>	0.860	0.91 +5.1
IK1	R-IK1-BUTTON ORCHARDS <b>No SALES</b>	0.880	0.90 +4.9
JA1	R-JA1-KENDALLWOOD (SEC 10) (13) <b>48.64</b>	1.430	1.47 +4.8
JB1	R-JB1-WESTBROOKE MANOR 1-4 (51) <b>48.64</b>	1.450	1.49 +4.9
JC1	R-JC1-PARKHILL (4) <b>49.12</b>	1.270	---
JD1	R-JD1-ORCHARD WEST (3) <b>51.58</b>	0.830	---
KA1	R-KA1-OAKLAND HILLS ORCH. (<1980) (11) <b>49.21</b>	1.800	---
KA2	R-KA2-OAKLAND HILLS ORCH. (>1980) (1) <b>41.01</b>	1.220	1.25 +3.5
KB1	R-KB1-SUPERVISOR'S MUER ESTATES (2) <b>56.48</b>	1.500	1.25 -0.7
KB2	R-KB2-OLYMPIA PARK DEVELOPMENT <b>No SALES</b>	0.660	---
KB3	R-KB3-SUP. MUER ESTATES (>1965) (1) <b>50.37</b>	1.000	0.98 +3.9
KC1	R-KC1-DIAMOND SUB <b>No SALES</b>	1.150	1.18 +3.7
KE1	R-KE1-HOLLY HILL FARMS SUB 1-5 (16) <b>48.25</b>	1.400	1.45 +3.1
KF1	R-KF1-GLENBROOK SUB (7) <b>45.41</b>	1.330	1.48 +4.9
LA1	R-LA1-WESTMONT (1) <b>34.45</b>	1.500	---
LB1	R-LB1-SP WOODCREEK FARMS (5) <b>53.94</b>	1.310	1.20 -3.8
LB2	R-LB2-SP WOODCREEK FARMS - CREEK INFL (6) <b>48.49</b>	1.260	1.30 +6.5
LB3	R-LB3-SP WOODCREEK FARMS-SPRING-UTLEY (2) <b>47.75</b>	1.090	1.14 +7.6
LC1	R-LC1-SP WOODCREEK FARMS ADDITION (1) <b>49.08</b>	1.250	---
LD1	R-LD1-WOODCREEK HILLS SUB (13) <b>48.60</b>	0.960	0.98 +5.2
LE1	R-LE1-SUPERVISOR'S PLAT NO 9 (1) <b>33.75</b>	1.100	---
MA1	R-MA1-CAMELOT COURTS SUB (6) <b>49.66</b>	1.150	---
MB1	R-MB1-FARM MEADOWS SUB (1) <b>50.98</b>	1.270	1.24 +1.2
MC1	R-MC1-PEBBLEBROOK ESTATES (3) <b>48.68</b>	0.900	0.92 +4.0
MD1	R-MD1-DUKE'S FORESTBROOK ESTATES (4) <b>51.51</b>	1.090	1.05 +0.5
ME	EXEMPT APPRAISALS	1.000	---
MF1	R-MF1-BROOK HILL ESTATES SUB (1) <b>49.54</b>	1.210	---
MG1	R-MG1-GREENCASTLE (11) <b>48.99</b>	1.200	1.22 +5.8
NA1	R-NA1-SP OF FOREST HILLS (1) <b>31.13</b>	0.820	1.00 +16.7
NB1	R-NB1-SPRINGLAND NO 1-2 (11) <b>47.93</b>	1.400	1.46 +5.1
NC1	R-NC1-LA MUERA ESTATES (7) <b>50.77</b>	1.360	1.33 -0.1
ND1	R-ND1-KIMBERLEY SUB (40) <b>48.91</b>	1.330	1.34 +3.8
OA1	R-OA1-PASADENA PARK (5) <b>46.36</b>	1.360	1.51 +11.0
OB1	R-OB1-SP OF HILLTOP MANOR <b>No SALES</b>	1.110	---
OC1	R-OC1-BIDDESTONE WOODS (& ADD) (1) <b>37.89</b>	1.100	1.25 +14.4
OD1	R-OD1-RIDGEWOOD MANOR (5) <b>52.73</b>	1.640	1.54 -1.2
OE1	R-OE1-POWER RD ACREAGE (1) <b>45.14</b>	1.240	---
OF1	R-OF1-OAKWOOD KNOLLS SUB (2) <b>48.25</b>	0.670	0.69 +4.7
PA1	R-PA1-SP OF QUAKER VALLEY FARMS (4) <b>51.10</b>	1.170	---
PB1	R-PB1-RAMBLE HILLS SUB <b>No SALES</b>	1.100	1.15 +3.7
PC1	R-PC1-RAMBLE HILLS SUB NO 2 (6) <b>49.91</b>	0.770	---
PD1	R-PD1-QUAKER VALLEY FARMS ADDITION (4) <b>47.90</b>	1.080	1.12 +3.0
PE1	R-PE1-PLEASANT VALLEY FARMS NO 2 (3) <b>53.00</b>	1.370	---
PE2	R-PE2-PLEASANT VALLEY FARMS NO 1 (1) <b>42.40</b>	1.260	1.30 +3.6
PG1	R-PG1-WINDWOOD POINTE SUB (2) <b>53.67</b>	0.980	---
QA1	R-QA1-OLD HOMESTEAD NO 1 (<1975) (20) <b>41.27</b>	1.410	---
QA2	R-QA2-OLD HOMESTEAD NO 1 (>1975) (7) <b>53.20</b>	1.420	1.33 =1.5
QC1	R-QC1-FORESTBROOK ESTATES (2) <b>52.89</b>	1.200	1.14 +5.6
RA1	R-RA1-INDIANBROOK SUB (4) <b>49.70</b>	1.850	---
SA1	R-SA1-FARM, HILLS HUNT CLUB (& NO 1) (21) <b>41.94</b>	1.200	1.28 +8.3
SB1	R-SB1-INDEPENDENCE COMMONS NO 1-3 (32) <b>47.95</b>	1.260	1.31 +6.3
TA1	R-TA1-INDEPENDENCE HILLS NO 1-2 (6) <b>51.33</b>	1.240	1.20 +0.4
TB1	R-TB1-NORMANDY HILLS (& NO 1) (4) <b>48.84</b>	1.180	1.20 +4.1
TC1	R-TC1-CROSMAN & MARQUIS SUB <b>No SALES</b>	1.500	---
UA1	R-UA1-RIDGEWOOD (5) <b>50.96</b>	1.220	1.20 +1.4
UB1	R-UB1-CRESTVIEW FARMS SUB (3) <b>44.26</b>	1.600	---
UC1	R-UC1-CRESTVIEW SUB (7) <b>49.17</b>	1.480	---
UD1	R-UD1-STAMAN ACRES (& NO 1,2) (6) <b>47.29</b>	1.160	1.23 +4.6
UE1	R-UE1-SUPERVISOR'S MUER FARMS <b>No SALES</b>	1.420	1.40 +4.6
UF1	R-UF1-TRESTAIN'S LITTLE FARMS (4) <b>50.88</b>	1.250	1.22 +5.6
UG1	R-UG1-GLEN ORCHARD (& NO 1) (7) <b>49.14</b>	1.490	---
UH1	R-UH1-FARM, HILLS SUB (E OF POWER) (4) <b>43.55</b>	1.200	1.41 +17.7
UH2	R-UH2-FARM, HILLS SUB (W OF POWER) (2) <b>42.18</b>	1.470	1.55 +8.2
VB1	R-VB1-SPRINGBROOK (18) <b>51.35</b>	1.200	1.16 +4.2

Code	Description	Ave.	ECF	Comments
VC1	R-VC1-COUNTRY CORNERS (1) 42.90	1.000	1.20	+19.5 (1) 49.39
VD1	R-VD1-BARBIZON ESTATES (9) 49.68	1.240	—	+2.5 (5) 49.68
VE1	R-VE1-SP MIDDLEBELT & 10 MILE NO 2 (12) 50.50	1.240	—	+3.3 (12) 50.50 MOSTLY '17 SALES w/ 1 OUTLIER
VF1	R-VF1-SINACOLA WOODS (7) 41.99	0.850	—	+2.9 (7) 49.99
VG1	R-VG1-PINEBROOK ESTATES (2) 48.04	0.930	0.97	+6.2 (2) 49.69
WA1	R-WA1-LINCOLNSHIRE ESTATES (29) 49.97	1.210	—	+2.4 (27) 49.97
WB1	R-WB1-EAST LINCOLNSHIRE (17) 46.83	1.140	1.22	+8.0 (17) 49.41
WC1	R-WC1-CHURCHILL ESTATES (17) 49.13	1.180	—	+2.4 (7) 49.13
WD1	R-WD1-FRANKLYN RAVINE (1) 49.69	1.420	—	+2.5 (1) 49.69
WE1	R-WE1-WOODBINE (13) 48.97	1.250	1.27	+7.6 (13) 49.58
WF1	R-WF1-ACORN VALLEY (1) 51.86	1.170	1.12	-2.7 (1) 50.10
XA1	R-XA1-SP NOBLE BROOK FARMS NO 2 (4) 45.74	1.240	1.36	+12.1 (4) 49.30
XC1	R-XC1-IRV WILCOVE ESTATES (7) 49.12	1.150	1.17	+5.0 (7) 49.79
XD1	R-XD1-OLD FARM COLONY (2) 48.14	1.170	1.22	+7.8 (2) 49.70
XF1	R-XF1-BRIDLE HILLS ESTATES (5) 44.71	1.200	1.36	+14.5 (5) 49.34
XG1	R-XG1-ELM GROVE VALLEY (7) 48.64	1.050	—	+3.7 (7) 48.66 '18 SALES ALL OVER 50
XG2	R-XG2-ELM GROVE VALLEY (<1979) (4) 51.87	1.600	—	+3.7 (4) 51.87 1 OUTLIER
XI1	R-XI1-MILLER'S ROUEMONT FARM (2) 48.50	1.100	—	+0.3 (2) 48.50
XJ1	R-XJ1-PINECREEK SUB (3) 49.83	0.970	—	+2.0 (3) 49.83
XK1	R-XK1-ARBOR PARK NO SALES	0.710	—	+2.2 XJ1
YA1	R-YA1-SP OF WESTHILL WOODS (5) 42.07	1.100	1.26	+11.3 (5) 46.88 2 LATE '19 SALES
YB1	R-YB1-HOLLYWOOD (>1977) (4) 44.55	1.140	—	+0.2 (4) 44.55
YB2	R-YB2-HOLLYWOOD (<1977) (5) 46.86	1.530	1.64	+5.7 (5) 49.40
YC1	R-YC1-STONE CREEK (5) 50.56	1.540	—	+0.4 (5) 50.56
YD1	R-YD1-WESTLAKE (45) 46.40	1.540	1.66	+6.4 (45) 49.23
YE1	R-YE1-SP MIDDLEBELT/10 MILE NO 1 (2) 32.79	1.110	1.19	+5.0 (2) 34.49 CITY AVG 1 OUTLIER
YE2	R-YE2-SP MIDDLEBELT/10 MILE (>1979) (2) 43.28	1.110	1.15	+3.2 (2) 49.79
YF1	R-YF1-TARABUSI GRAND RIVER GARDENS (9) 45.82	1.450	1.60	+8.3 (9) 49.17
YH1	R-YH1-WWR CO'S KEMBERTON PARK SUB (33) 45.15	1.330	1.50	+9.9 (33) 47.61
YH3	R-YH3-WWR CO'S KEMB PARK (>1966) (4) 46.74	1.450	1.56	+6.4 (4) 49.67
ZA1	R-ZA1-BEECHWOOD ESTATES (1) 49.15	1.290	1.31	+2.0 (1) 49.78