

Code	Description	Ave. ECF	Comments
Unit 22 - FARMINGTON HILLS			
000	E.C.F. TABLE 000	1.000	
011	R-011-SEC 29 ACREAGE ✓	1.000	60/30/15
021	R-021-SEC 30 ACREAGE ✓	1.200	60/30
031	R-031-SEC 31 ACREAGE ✓	1.350	60/30/15
051	R-051-SEC 33 ACREAGE ✓	1.150	45/22.5
061	R-061-SEC 34 ACREAGE ✓	1.410	45/22.5/11.25
081	R-081-SEC 36 ACREAGE ✓	1.400	45/22.5/11.25
09B	R-09B-MISC. ACREAGE ✓	1.150	BASE 45/32.5
09F	R-09F-MISC. ACREAGE ✓	1.500	BASE 32.5
0A1	R-0A1-SEC 1 ACREAGE ✓	1.450	60/30/15
0A1	R-0A1-SEC 1 ACREAGE ✓	1.450	45/22.5
0C1	R-0C1-SEC 3 ACREAGE ✓	1.180	60/30/15
0D1	R-0D1-SEC 4 ACREAGE ✓	1.330	60/30/15
0E1	R-0E1-SEC 5 ACREAGE ✓	0.700	BASE 45K
0F1	R-0F1-SEC 6 ACREAGE ✓	0.870	BASE 80K
0H1	R-0H1-SEC 8 ACREAGE ✓	1.230	BASE 58.5K
0I1	R-0I1-SEC 9 ACREAGE ✓	1.410	"
0K1	R-0K1-SEC 11 ACREAGE (13 & ORCH) ✓	1.410	MANAHE & WETLANDS
0K2	R-0K2-SEC 11 ACREAGE (13 & MIDLBLT) ✓	1.220	BASE 58.5K
0K3	R-0K3-SEC 11 ACREAGE (12 & MDLBLT) ✓	1.170	58.5K
0Q1	R-0Q1-SEC 17 ACREAGE ✓	1.400	25K
0T1	R-0T1-SEC 21 ACREAGE ✓	1.510	60/30/15
0U1	R-0U1-SEC 22 ACREAGE ✓	1.100	60/30/15
0V1	R-0V1-SEC 23 ACREAGE (ORCH LK) ✓	1.320	48.75
0V2	R-0V2-SEC 23 ACREAGE (MIDDLEBELT) ✓	1.170	"
0W1	R-0W1-SEC 24 ACREAGE ✓	1.180	"
0X1	R-0X1-SEC 25 ACREAGE ✓	1.360	45/22.5/11.25
0Z1	R-0Z1-SEC 28 ACREAGE ✓	1.270	45/22.5
1A1	R-1A1-HEATHER HILLS	1.480	60/30/15
1A2	R-1A2-HEATHER HILLS (M-5 INFL)	1.060	48.75K
1B1	R-1B1-HILLVIEW	1.010	10%
1C1	R-1C1-GREEN HILL WOODS	0.850	10%
2A1	R-2A1-HERITAGE VILLAGE	0.940	10%
2B1	R-2B1-MEADOWGLEN	1.250	+10%
2B2	R-2B2-MEADOWGLEN (IND)	1.180	+10%
3A1	R-3A1-MEADOWBROOK PARK	1.190	+10%
3A2	R-3A2-MEADOWBROOK PARK (I-275)	1.050	+10%
3B1	R-3B1-MEADOWBROOK FOREST	1.020	+5%
3C1	R-3C1-MEADOWHILLS ESTATES	0.820	+5%
3D1	R-3D1-MEADOWBROOK WOODS	1.250	+5%
3D2	R-3D2-MEADOWBROOK WOODS (I-275)	1.230	+5%
3E1	R-3E1-MEADOWBROOK HILLS	1.030	+5%
3F1	R-3F1-MEADOWBROOK FOREST EAST	1.300	+15%
4A1	R-4A1-SUPERVISOR'S SUB NO 8	0.750	100% OK
4A2	R-4A2-SUPERVISOR'S SUB NO 8 (CUL)	0.750	60/30
4A3	R-4A3-SUPERVISOR'S SUB NO 8 (>1970)	1.090	+20%
4B1	R-4B1-GREEN VALLEY ESTATES	1.300	60/30
4C1	R-4C1-GREEN HILL COMMONS	0.890	+10%
4C2	R-4C2-GREEN HILL COMMONS (APT)	1.250	+10%
5A1	R-5A1-FENDT'S HILLDALE	1.140	+10%
5B1	R-5B1-SUPERVISOR'S PLAT NO 12	1.600	+10%
5B2	R-5B2-SUPERVISOR'S PLAT NO 12 (SCH)	1.400	28.5K OK
5C1	R-5C1-SP OF FENDT FARMS	1.400	
5D1	R-5D1-SUPERVISOR'S PLAT NO 15	1.620	+10%
5E1	R-5E1-FLEMING'S ROSELAND PARK	1.470	+10%
5E2	R-5E2-FLEMING'S ROSELAND PARK (C)	1.440	+15%
5F1	R-5F1-TARABUSI ROSELAND GARDENS	1.130	+15%
5F2	R-5F2-TARABUSI R.G. (>D+10, >1972)	1.750	+10%
5G1	R-5G1-FARMINGTON ACRES	1.400	+20%
5G2	R-5G2-FARMINGTON ACRES (IND)	1.290	
5H1	R-5H1-COLFAX WOODS	1.290	33% OK
5I1	R-5I1-BUILDERS PARK	1.120	+10%
6A1	R-6A1-WARNER'S WOODLAND VIEW	1.600	+10%
6B1	R-6B1-KRAVE'S GRAND RIVER HEIGHTS	1.600	+10%
6B2	R-6B2-KRAVE'S GR HEIGHTS (IND)	1.040	16.25
6B3	R-6B3-KRAVE'S GR HEIGHTS (POWER)	1.250	+10%
6C1	R-6C1-SUPERVISOR'S SUB NO 6	1.000	+10%
6D1	R-6D1-FARMINGTON VIEW	0.930	+10%
6E1	R-6E1-VINEWOOD	1.620	+10%
6F1	R-6F1-MACWOOD	1.620	+10%
6G1	R-6G1-WOODLAND ACRES	1.330	+10%
6G2	R-6G2-WOODLAND ACRES (IND)	1.300	+10%
6H1	R-6H1-SUPERVISOR'S PLAT NO 13	1.300	
6H3	R-6H3-SUPERVISOR'S PLAT #13 (>1975)	1.560	+20%
7A1	R-7A1-SUP 8 MILE & GR ACRES NO 2	1.300	+20%
7B1	R-7B1-REGAL ORCHARDS (<1980)	1.300	+20%
7B2	R-7B2-REGAL ORCHARDS (COMM)	1.330	+20%
7B3	R-7B3-REGAL ORCHARDS (>1980)	1.330	+20%
7D1	R-7D1-KENSINGTON GARDENS	1.050	+10%
7D2	R-7D2-KENSINGTON GARDENS (IND)	0.850	+10%
7E1	R-7E1-GRAND RIVER HOMES	1.480	21.950 OK

Code	Description	Ave. ECF	Comments
7E2	R-7E2-GRAND RIVER HOMES (COMM)	1.480	
7E3	R-7E3-GRAND RIVER HOMES (C'VILLE)	1.330	
7F1	R-7F1-ASSESSOR'S GR HOMES STATE	1.280	
7G1	R-7G1-SUP 8 MILE/GR ACRES NO 1	1.470	120%
7H1	R-7H1-BROOKSIDE PARK	1.170	21,450 OK
7H2	R-7H2-BROOKSIDE PARK (COMM)	1.060	
7I1	R-7I1-ARBOR FARMS	0.940	31,500 OK
8A1	R-8A1-FARMINGTON GARDENS (SEC 36)	0.720	45/22.5
8A2	R-8A2-FARMINGTON GARDENS (SEC 25)	0.960	
8B1	R-8B1-RICHLAND GARDENS (<1979)	1.380	170%
8B2	R-8B2-RICHLAND GARDENS (>1979)	1.000	120%
8C1	R-8C1-SP NOBLEBRK FARMS #1 (SEC 36)	0.950	120%
8C2	R-8C2-SP NOBLEBRK FARMS #1 (SEC 25)	1.420	120%
8D1	R-8D1-VILLA CAPRI	1.450	110%
8E1	R-8E1-J M COX	1.390	110%
8F1	R-8F1-ALEX	1.400	25350 OK
8G1	R-8G1-GRAND RIVER CREST	1.440	110%
8H1	R-8H1-MEADOWBROOK HEIGHTS	1.370	120%
8I1	R-8I1-GRAND GARDENS	1.450	110%
8J1	R-8J1-STOLZ	0.930	14,225 OK
8K1	R-8K1-PEARL	1.030	12,177 OK
8L1	R-8L1-ALT PLAT OF GRAND RIVER FARMS	1.230	21,375 OK
8M1	R-8M1-WILLIAM SHAW	1.120	18,3K OK
8O1	R-8O1-B G WESLEYS	1.120	120%
8Q1	R-8Q1-ARBOR OAKS	1.010	110%
8R1	R-8R1-ASSESSOR'S RICHLAND STATE	0.990	14/5 OK
91A	R-91A-GREENBRIAR	0.940	
91B	R-91B-MISSION CREEK	0.750	150%
93A	R-93A-PRESERVES OF MEADOWBROOK	1.010	110%
93B	R-93B-WALNUT RIDGE	0.820	85-92.5 OK
94A	R-94A-RIVER PINES	0.930	41.25-51.5 OK
94B	R-94B-CARROLL FARMS	0.780	65-70 OK
94C	R-94C-APPLEBROOKE	0.650	90-97.5 OK
94D	R-94D-GREEN HILL PINES	0.810	120%
94E	R-94E-KUZNAR	0.800	70K OK
94F	R-94F-DIAMOND OAKS	0.680	78/30 OK
94G	R-94G-HALSTED HOLLOW	0.790	120%
94H	R-94H-HALSTED HOLLOW NORTH	1.000	110%
95A	R-95A-NEWPORT CREEK NORTH/SOUTH	0.690	119%
95B	R-95B-CREEKSIDE OF FARMINGTON HILLS	0.760	110%
96A	R-96A-KINGSTON SQUARE	0.880	
96B	R-96B-VILLA NOVA	1.160	
96C	R-96C-FARMINGTON WOODS	0.940	110%
96D	R-96D-FARMINGTON ORCHARDS	0.700	110%
96E	R-96E-MARIOSI	0.660	110%
96F	R-96F-RIVERWALK	0.870	110%
97A	R-97A-BOTSFORD COMMONS	0.890	30,190 OK
97B	R-97B-NANTUCKET	0.780	120%
97C	R-97C-KIMBERLY GARDENS	0.730	50/55
98A	R-98A-VILLAGE GREEN	0.520	120%
98B	R-98B-CARRINGTON CORNERS	0.630	
999	C-CELL TOWERS 999	1.000	
9AA	R-9AA-WOODCREEK VILLAGE	0.680	110%
9AB	R-9AB-WYNDHAM PLACE	0.670	115%
9BA	R-9BA-COUNTRY GLENS	0.690	12,000 OK
9BB	R-9BB-ORCHARD PLACE	0.900	1100%
9C1	R-9C1-HUNTERS RIDGE-OH>500SF	0.930	112.5%
9CA	R-9CA-HAMPSHIRE HOUSE	0.800	125%
9CB	R-9CB-HUNTERS GROVE	0.920	32,900 OK
9CC	R-9CC-HUNTERS RIDGE	0.850	112.5%
9CD	R-9CD-ORCHARD CREEK VILLAGE	1.020	130%
9DA	R-9DA-THE MEADOWS	0.940	110%
9DB	R-9DB-THE LEGACY	0.900	
9E1	R-9E1-NOVA WOODS (COLONIALS)	0.760	75/60/35 OK
9E2	R-9E2-SIERRA POINTE (COLONIALS)	0.770	43,875 OK
9EA	R-9EA-RAMBLEWOOD CLUB	0.820	34,520 OK
9EB	R-9EB-RAMBLEWOOD LAKE EST (& NO 2)	0.800	52,810 OK
9EC	R-9EC-NOVA WOODS (RANCHES)	0.700	54,000 OK
9ED	R-9ED-RAMBLEWOOD MANOR	0.880	48,875 OK
9EE	R-9EE-SIERRA POINTE (RANCHES)	0.830	34,530 OK
9EF	R-9EF-VILLAS OF RAMBLEWOOD	0.820	
9EG	R-9EG-RAMBLEWOOD FOREST	0.800	120%
9EH	R-9EH-THE CROSSINGS	0.760	120%
9EI	R-9EI-RAMBLEWOOD FOREST ESTATES	0.710	115%
9EJ	R-9EJ-FOREST AT HUNTERS POINTE	0.750	115%
9F1	R-9F1-CROSSWINDS (COLONIALS)	1.110	115%
9FA	R-9FA-LEGENDS OF POTAWATOMI CREEK	0.760	51,840 OK
9FB	R-9FB-CROSSWINDS (RANCHES)	0.920	115%
9G1	R-9G1-CHESTNUT RIDGE (RANCHES)	0.900	
9GA	R-9GA-CHESTNUT RIDGE (COLONIALS)	0.790	47,770 OK
9GB	R-9GB-FAIRWAYS AT COPPER CREEK	0.910	58,609 OK
9GC	R-9GC-ESSEX CLUB	0.800	50K OK
9GD	R-9GD-THE HILLS OF COPPER CREEK	0.680	58/49 OK

10:15 AM

Code	Description	Ave. ECF	Comments
9GE	R-9GE-GREENPOINTE AT COPPER CREEK 172,500 → 31,050	0.900	31500 OK
9GF	R-9GF-GLENS OF COPPER CREEK 395,000 → 71,100	0.850	70180 OK
9GG	R-9GG-WOODS OF COPPER CREEK 430,000 → 72,400	0.670	70180 OK
9GH	R-9GH-GOLFVIEW PTE AT COPPER CREEK 385,000 → 49,700	0.870	70180 OK
9GI	R-9GI-HALSTED COMMONS 367,500 → 66,150	0.790	63176 OK
9GJ	R-9GJ-LEGACY OAKS 415,000 → 71,700	0.850	+20%
9HA	R-9HA-BRENTWOOD PARK 315,000 → 56,700	0.850	+28%
9HB	R-9HB-OAKCREST 155,200 → 27,936	0.940	27300 OK
9HC	R-9HC-SECLUDED LANE 384,895 → 69,270	0.870	+15%
9HD	R-9HD-CHELSEA CROSSING 252,000 → 43,360	1.040	+10%
9HE	R-9HE-HALSTED HILLS 680,000 → 122,400	0.730	+20%
9HF	R-9HF-PARAMOUNT ESTATES 470,000 → 81,600	0.700	83,250 OK
9HG	R-9HG-CRAWFORD PINES 450,000 → 81,000	0.700	78975 OK
9HI	R-9HI-WHISPERING WOODS ESTATES	0.800	
9HJ	R-9HJ-HALSTED ESTATES	0.700	
9HK	R-9HK-FOREST ESTATES 585,000 → 105,300	0.840	100/150 OK
9IA	R-9IA-FOREST AT WOODDALE	0.930	
9JA	R-9JA-SAVANNAH COURT 20,000	1.060	+50%
9K1	R-9K1-INVERRARY (1 BR) 82,750 → 14,895	0.540	+25%
9KA	R-9KA-SUSAN MANOR 15,000	0.790	+35%
9KB	R-9KB-TWELFTH ESTATE 64,000 → 11,520	0.590	12K OK
9KC	R-9KC-INVERRARY 82,750 → 14,895	0.610	+25%
9KD	R-9KD-PINE KNOLLS 246,000 → 41,280	0.920	42.9K OK
9KE	R-9KE-ASHFORD HOLLOW 316,000 → 56,000	0.740	+20%
9KF	R-9KF-BEECHWOOD HILL 86,000 → 15,480	0.690	15K OK
9KG	R-9KG-HEATHERWOOD 238,000 → 42,840	0.780	+10%
9KH	R-9KH-COVE CREEK 249,900 → 41,982	0.660	+15%
9KJ	R-9KJ-CRESTWOOD MEADOWS 329,250 → 61,155	0.660	+5%
9KK	R-9KK-ENCLAVE OF HEATHERWOOD	0.610	60K OK
9KL	R-9KL-GLEN OAKS (RANCH)	1.240	+29%
9KM	R-9KM-GLEN OAKS (TWO STORY) 170,125 → 30,623	1.390	
9KN	R-9KN-ROLLCREST CONDOS 72,500 → 13,050	0.700	+20%
9LA	R-9LA-THE FOREST AT WOODCREEK 362,500 → 69,750	0.830	78K OK
9LB	R-9LB-HICKORY OAKS 567,500 → 102,150	0.650	100/107.5K OK
9LC	R-9LC-FOREST CREEK OF FARMINGTON 330,000 → 59,100	0.720	62.4K OK
9LD	R-9LD-THE RESERVE AT WOODCREEK	0.860	90/105K OK
9MA	R-9MA-TIMBERCREST	1.000	55/10/05 OK
9MB	R-9MB-TIMBERCREST WOODS 335,000 → 60,300	0.730	
9N1	R-9N1-MEADOWRIDGE (COLONIALS) 255,000 → 45,900	0.900	+20%
9NA	R-9NA-MEADOWRIDGE (RANCHES)	1.030	+10%
9NB	R-9NB-RIMINI COURT	1.020	
9NC	R-9NC-FOREST AT ORCHARD LAKE 360,000 → 67,800	0.690	75K OK
9OA	R-9OA-ECHO VALLEY 102,500 → 24,250	0.550	19.25 OK
9OB	R-9OB-FARMINGTON SQUARE 19,000 → 10,620	0.580	12K OK
9OC	R-9OC-ERINN ESTATES 20,000	0.980	+33%
9PA	R-9PA-OXFORD ESTATES 454,950 → 81,891	0.750	70/85/45 OK
9PB	R-9PB-TRILLIUM 662,500 → 119,250	0.800	100/125 OK
9QA	R-9QA-FAIRWAYS OF FARMINGTON HILLS 304,900 → 15,580	0.720	75/85 OK
9RA	R-9RA-SARATOGA FARMS 217,500 → 40,895	1.080	+20%
9SA	R-9SA-DRAKES CROSSING 233,750 → 41,075	0.720	38/46.5 OK
9TA	R-9TA-HILLSIDE ESTATES 192,000 → 35,820	0.910	+0.54%
9TB	R-9TB-TANA HILL 187,000 → 33,660	0.830	+10%
9TC	R-9TC-HERITAGE VILLAGE 286,500 → 51,570	1.140	+20%
9UA	R-9UA-JAMESTOWN SQUARE 163,000 → 29,340	0.880	32.5K OK
9UB	R-9UB-SANCTUARY OF FARMINGTON HILLS	0.890	90/135
9V1	R-9V1-MICROPOLIS (PHASE ONE) 187.7 → 33,786	0.390	+20%
9VA	R-9VA-MICROPOLIS (PHASE TWO +)	0.930	+20%
9VB	R-9VB-WOODLAND PINES 104,950 → 33,291	0.920	+5%
9VC	R-9VC-PENDLETON CLUB 80,000 → 14,400	0.590	15K OK
9VE	R-9VE-TIMBER CREEK 285,000 → 51,300	1.240	+10%
9XA	R-9XA-HICKORY RIDGE 68,000 → 12,740	0.510	12K OK
9XC	R-9XC-STREAMWOOD 111,000 → 19,980	0.680	19K OK
9XD	R-9XD-ELDON OAKS	0.760	32.5K OK
9YA	R-9YA-VERSAILLES PLACE 10,000	0.520	+25%
9YB	R-9YB-ELDON PLACE 113,000 → 20,340	0.800	23.4K OK
9YC	R-9YC-PINE MEADOW 381,000 → 62,600	0.920	+25%
9YD	R-9YD-KIRKWAY RAVINES 213,000 → 40,140	0.920	
9ZA	R-9ZA-LONGACRE WOODS 320,000 → 52,600	1.140	+30%
9ZB	R-9ZB-PINEWOODS WEST 262,500 → 47,250	1.060	+10%
9ZC	R-9ZC-WESTCHESTER 328,500 → 59,130	0.970	+15%
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 FT
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-ARBORETUM 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 308,000 → 55,440	1.310	+20% ✓
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 OK	0.900	
AE1	R-AE1-COVENTRY 720,000 → 129,600	1.140	+20%
AF1	R-AF1-GOLF LAKE HILLS SUB 546,000 → 98,450	0.860	
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	0.880	
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) 403,500 → 72,120	0.780	20%
AI2	R-AI2-FRANKLIN FOREST SUB	0.900	20%
AJ1	R-AJ1-FRANKLIN FAIRWAY SUB 487,500 → 86,250	1.070	
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	1.220	
BB1	C-RETAIL ALL SEE EXCEPTIONS BB1	1.070	BLT. AFTER 1975
BC1	R-BC1-FRANKLIN KNOLLS (& NO 2) 222,500 → 40,050	1.560	+15%
BD1	R-BD1-GLENOAKS 200,000 → 36,000	1.380	+10%
BE1	R-BE1-WEST GATE FRANKLIN VILLAGE 294,250 → 52,950	1.140	+20%
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 3045-60/30	1.340	+100%
CC1	R-CC1-WOODSTREAM FARMS SUB 309,000 → 55,780 54/59	1.110	
CD1	R-CD1-CANTERBURY WEST SUB 292,000 → 52,560 54/64	1.160	
CE1	R-CE1-CANTERBURY COMMONS NO 1 3-7,000 → 55,200 44/51	1.380	+20% (54/58.5/64)
CF1	R-CF1-OAKLANDS 352,000 → 54,360	1.260	+20%
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 325,000 → 58,500	1.150	+5%
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 285,500 → 51,390	1.170	54/59
DD1	R-DD1-MUER COVE ESTATES 282,000 → 50,760	1.240	+10%
DE1	R-DE1-KINGS POINTE SUB NO 1-6 300,000 → 54,000	1.230	54/59
DF1	R-DF1-BRIAR HILL SUB 240,000 → 44,800	1.390	+15%
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 300,000 → 54,000	1.210	+7%
DH2	C-HOUSES RESIDENTIAL DH2	1.380	BUSINESS ZONED AREA
DI1	R-DI1-STRATTON HILL SUB 442,000 → 79,500	0.780	80/85
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 5 340,000 → 61,200	0.960	+25%
EB1	R-EB1-RAMBLEWOOD NO 1-4 396,450 → 71,360 56/61	0.940	+15%
EC1	R-EC1-RAMBLEWOOD NO 6 350,000 → 68,000	0.940	+15%
ED1	R-ED1-SUDBURY WOODS NORTH/SOUTH 358,000 → 64,400	1.020	+10%
EF1	R-EF1-WOODBROOK SUB 291,500 → 52,470	1.350	+15%
EG1	R-EG1-ROLLINGS OAKS WEST (& NO 2) 365,200 → 65,100	0.700	65/69
EH1	R-EH1-HUNTERS POINTE NO 1-8 440,000 → 79,700	0.770	80/85
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 425,000 → 73,500	0.820	80/85
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 1-8 371,000 → 64,780	0.860	+15%
FB1	R-FB1-FARMINGTON RIDGE SUB NO 1 305,000 → 54,900	1.160	+10%
FC1	R-FC1-FARMINGTON GLENS SUB NO 1-3 354,000 → 64,100	1.020	+15%
FD1	R-FD1-FARMINGTON GROVE SUB 300,000 → 54,000	1.160	+10%
FE1	R-FE1-MARION ESTATES	0.680	+50%
FF1	R-FF1-WALNUT HILLS SUB	0.650	+20%
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 1-3 393,450 → 70,821	0.820	+10%
GB1	R-GB1-FARMINGTON BROOK SUB 359,500 → 63,680	1.050	+10%
GC1	R-GC1-COPPERWOOD SUB 472,000 → 84,060	0.810	+10%
GD1	R-GD1-COPPERWOOD EAST 472,750 → 85,095	0.760	
GE1	R-GE1-COPPERWOOD NORTH	0.800	

Code	Description	Ave. ECF	Comments
VC1	R-VC1-COUNTRY CORNERS 270,000 → 49,000	1.000	+15%
VD1	R-VD1-BARBIZON ESTATES 255,000 → 45,900	1.240	+15%
VE1	R-VE1-SP MIDDLEBELT & 10 MILE NO 2 240,200 → 43,200	1.240	+15% VL SALE 35,000
VF1	R-VF1-SINACOLA WOODS 327,500 → 59,950	0.850	+15%
VG1	R-VG1-PINEBROOK ESTATES 315,350 → 62,235	0.930	+15%
WA1	R-WA1-LINCOLNSHIRE ESTATES 240,500 → 43,390	1.210	+10%
WB1	R-WB1-EAST LINCOLNSHIRE 270,000 → 48,600	1.140	+10%
WC1	R-WC1-CHURCHILL ESTATES 252,000 → 45,360	1.180	+10%
WD1	R-WD1-FRANKLYN RAVINE 225,500 → 40,590	1.420	+10%
WE1	R-WE1-WOODBINE 251,500 → 45,270	1.250	60/30
WF1	R-WF1-ACORN VALLEY 247,500 → 44,550	1.170	54/59 0%
XA1	R-XA1-SP NOBLE BROOK FARMS NO 2 221,750 → 39,115	1.240	+20%
XC1	R-XC1-IRV WILCOVE ESTATES 288,000 → 51,840	1.150	+20%
XD1	R-XD1-OLD FARM COLONY 240,500 → 43,290	1.170	+20%
XF1	R-XF1-BRIDLE HILLS ESTATES 225,000 → 50,500	1.200	+20%
XG1	R-XG1-ELM GROVE VALLEY 200,000 → 34,000	1.050	+20%
XG2	R-XG2-ELM GROVE VALLEY (<1979)	1.600	+20%
XI1	R-XI1-MILLER'S ROUGE MONT FARM 235,000 → 42,300	1.100	41/53
XJ1	R-XJ1-PINECREEK SUB 315,000 → 55,700	0.970	+10%
XK1	R-XK1-ARBOR PARK	0.710	+10%
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	