

E.C.F.s for Neighborhood: 'DEFAULT'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 1000 'PERSONAL PROPERTY'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 1200 'EXEMPTS'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 2000 'COMMERCIAL'

Residential : 0.840
Town Homes/Duplexes: 1.100
Mobile Homes : 0.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.100
Industrial Bldgs : 1.100

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 2601 'COMMERCIAL STORAGE SITE CONDO'

Residential : 1.138
Town Homes/Duplexes: 1.138
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.138
Industrial Bldgs : 1.100

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 3000 'INDUSTRIAL '

Residential : 0.840
Town Homes/Duplexes: 1.100
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.100
Industrial Bldgs : 1.100

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 53 'MOBILE HM GARAGES'

Residential : 1.056
Town Homes/Duplexes: 1.056
Mobile Homes : 1.056
Agricultural Bldgs : 1.056
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: AG100 'AGRICULTURAL '

FARM HOUSES THROUGHOUT THE TOWNSHIP
NOT NECESSARILY IN THE AG CLASS (STRUCTURE)

Residential : 1.101
Town Homes/Duplexes: 1.101
Mobile Homes : 1.000
Agricultural Bldgs : 1.101
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: CNE1 'ATTACHED CONDO'S'

SWANS COVE
GOLDEN POND
GOLDEN SHORES DUPLEX
FENTON ORCHARDS
CRYSTAL POINTE
THE GLADES
GOLDEN SHORES 2
HIDDEN RIDGE
FENTON AIRPARK
OLD MILL FARM
FENTON ORCHARDS

Residential : 1.095
Town Homes/Duplexes: 1.095
Mobile Homes : 1.000
Agricultural Bldgs : 1.095
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: CONWL 'LAKES CONDO'S LRGE'

LAKE FENTON
SILVER LAKE
PONEMAH

Residential : 1.178
Town Homes/Duplexes: 1.178
Mobile Homes : 1.000
Agricultural Bldgs : 1.178
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: CONWT 'LAKES -CONDO'S SMALL'

LAKE CHRISTIE
GOLDEN POND

Residential : 1.064
Town Homes/Duplexes: 1.064
Mobile Homes : 0.000
Agricultural Bldgs : 1.064
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: CSMGD 'CONDO GLEN DEVON STACKED CONDO'S'

Residential : 1.238
Town Homes/Duplexes: 1.238
Mobile Homes : 1.000
Agricultural Bldgs : 1.238
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: CSUB1 'CENTRAL SUB 1 GOOD'

LIBERTY SHORES
LOON HARBOUR PRESERVE
PONEMAH LAKE ESTATES
LOON LAKE HILANDS
LOON LAKE ESTATES

Residential : 1.042
Town Homes/Duplexes: 1.042
Mobile Homes : 1.000
Agricultural Bldgs : 1.042
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: CSUB2 'CENTRAL SUB 2 AVG'

CRYSTAL COVE
LAKE SIDE ACRES
HARBOR WOODS
LINDEN CROSSINGS
BREEZE POINT
BRYSON ESTATES
MISC M & B
LAKEWOOD MEADOWS
COTTAGE COVE

Residential : 1.081
Town Homes/Duplexes: 1.081
Mobile Homes : 1.000
Agricultural Bldgs : 1.081
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: CSUB3 'CENTRAL SUB 3 FAIR'

MISC M & B
SUPERVISOR'S PLAT PONEMAH BEACH
PONEMAH SHORES
SUPERVISOR'S PLAT OF TORREY BEACH
GLENNOLA ESTATES
SUPERVISOR'S PLAT NO. 47
HORRELL HI-LANDS NO 3
HORREL GARDENS
HORRELL MANOR
HORREL HI-LANDS
MINNETONKA BEACH

Residential : 1.196
Town Homes/Duplexes: 1.196
Mobile Homes : 1.000
Agricultural Bldgs : 1.196
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: FENCK 'FENTON CREEK'

Residential : 1.204
Town Homes/Duplexes: 1.204
Mobile Homes : 1.000
Agricultural Bldgs : 1.204
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: HL626 'HARBOUR LANDINGS (ALL)'

Residential : 1.004
Town Homes/Duplexes: 1.074
Mobile Homes : 0.000
Agricultural Bldgs : 1.074
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

(Optional) Gross Rate Multipliers

A:	0.000
B:	0.000
C:	0.000
D:	0.000

E.C.F.s for Neighborhood: LK C3 'LAKES CENTRAL - GOOD'

LOON LAKE
CRANE LAKE
SWAN LAKE (NO WAKE) ALSO CHECK WITH NE NO WAKE LAKES

Residential : 1.182
Town Homes/Duplexes: 1.182
Mobile Homes : 1.000
Agricultural Bldgs : 1.182
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: LK F1 'LAKE FENTON - FAIR'

LAKE FENTON

Residential : 1.295
Town Homes/Duplexes: 1.295
Mobile Homes : 1.000
Agricultural Bldgs : 1.295
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: LK F2 'LAKE FENTON - AVG'

LAKE FENTON

Residential : 1.299
Town Homes/Duplexes: 1.299
Mobile Homes : 1.299
Agricultural Bldgs : 1.299
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: LK F3 'LAKE FENTON - GOOD'

LAKE FENTON

Residential : 1.357
Town Homes/Duplexes: 1.357
Mobile Homes : 1.000
Agricultural Bldgs : 1.357
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: LK P1 'LAKE PONEMAH, TUPPER & SQUAW - FAIR'

LAKE PONEMAH
SQUAW LAKE
TUPPER LAKE

Residential	: 1.532
Town Homes/Duplexes:	1.532
Mobile Homes	: 1.000
Agricultural Bldgs	: 1.532
Commercial Bldgs	: 1.000
Industrial Bldgs	: 1.000

(Optional) Gross Rate Multipliers

A:	0.000
B:	0.000
C:	0.000
D:	0.000

E.C.F.s for Neighborhood: LK P2 'LAKE PONEMAH, TUPPER & SQUAW - AVG'

LAKE PONEMAH
SQUAW LAKE
TUPPER LAKE

Residential	: 1.301
Town Homes/Duplexes:	1.301
Mobile Homes	: 1.000
Agricultural Bldgs	: 1.301
Commercial Bldgs	: 1.000
Industrial Bldgs	: 1.000

(Optional) Gross Rate Multipliers

A:	0.000
B:	0.000
C:	0.000
D:	0.000

E.C.F.s for Neighborhood: LK P3 'LAKE PONEMAH, TUPPER, & SQUAW - GOOD'

LAKE PONEMAH
SQUAW LAKE
TUPPER LAKE

Residential	: 1.201
Town Homes/Duplexes:	1.201
Mobile Homes	: 1.000
Agricultural Bldgs	: 1.201
Commercial Bldgs	: 1.000
Industrial Bldgs	: 1.000

(Optional) Gross Rate Multipliers

A:	0.000
B:	0.000
C:	0.000
D:	0.000

E.C.F.s for Neighborhood: LKNE1 'NORTH / EAST LAKES - FAIR'

SKULL LAKE
LAKE COPNECONIC
BARNUM LAKE
LITTLE LONG LAKE
LAKE CHRISTIE
DOLLAR LAKE

Residential : 1.155
Town Homes/Duplexes: 1.155
Mobile Homes : 1.000
Agricultural Bldgs : 1.155
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: LKNE2 'NORTH / EAST LAKES - AVG'

SKULL LAKE
LAKE COPNECONIC
BARNUM LAKE
LITTLE LONG LAKE
LAKE CHRISTIE
DOLLAR LAKE

Residential : 1.079
Town Homes/Duplexes: 1.079
Mobile Homes : 0.000
Agricultural Bldgs : 1.079
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: LKSM1 'SILVER LAKE, MARL LAKE - FAIR'

SILVER LAKE
MARL LAKE

Residential : 1.308
Town Homes/Duplexes: 1.308
Mobile Homes : 1.000
Agricultural Bldgs : 1.308
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: LKSM2 'SILVER LAKE, MARL LAKE - AVG'

SILVER LAKE
MARL LAKE

Residential : 1.308
Town Homes/Duplexes: 1.308
Mobile Homes : 1.000
Agricultural Bldgs : 1.308
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: LKSM3 'SILVER LAKE, MARL LAKE - GOOD'

SILVER LAKE
MARL LAKE

Residential : 1.226
Town Homes/Duplexes: 1.226
Mobile Homes : 1.000
Agricultural Bldgs : 1.226
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: LKSW1 'SOUTH / WEST LAKES - FAIR'

BYRAM LAKE
PINE LAKE
BUCKBEE LAKE

Residential : 1.225
Town Homes/Duplexes: 1.225
Mobile Homes : 1.000
Agricultural Bldgs : 1.225
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: LKSW2 'SOUTH / WEST LAKES - AVG'

BYRAM LAKE
PINE LAKE
BUCKBEE LAKE

Residential : 1.225
Town Homes/Duplexes: 1.225
Mobile Homes : 1.000
Agricultural Bldgs : 1.225
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: LKSW3 'LKES SOUTH / WEST - GOOD'

BYRAM LAKE
PINE LAKE
BUCKBEE LAKE

Residential : 0.993
Town Homes/Duplexes: 0.993
Mobile Homes : 1.000
Agricultural Bldgs : 0.993
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: M&B A 'METES AND BOUNDS AVERAGE'

Residential : 1.185
Town Homes/Duplexes: 1.185
Mobile Homes : 1.000
Agricultural Bldgs : 1.185
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: M&B F 'METES AND BOUNDS FAIR'

Residential : 1.088
Town Homes/Duplexes: 1.088
Mobile Homes : 1.000
Agricultural Bldgs : 1.299
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: MBC2 'METES & BOUNDS - GOOD'

Residential : 1.185
Town Homes/Duplexes: 1.185
Mobile Homes : 1.000
Agricultural Bldgs : 1.185
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: NEAO 'NORTH EAST 1 FAIR E OF XWAY'

2024-REVISED TO SMALLER HOMES (OLDER) EAST OF THE X-WAY TOTAL REVISION OF ECF
NEIGHBORHOODS DONE 2024
CUSSEWAGO BEACH
KLIENS LAKE FENTON SUB NO 1
KLEINS LAKE FENTON SUB
PORTION OF HARRIS ACRES
LONG LAKE CABIN SITES
CECIL HEIGHTS

Residential : 1.238
Town Homes/Duplexes: 1.238
Mobile Homes : 1.000
Agricultural Bldgs : 1.184
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: NEF 'NORTH EAST 2 AVG'

2024 NBHD REVISED - AVERAGE HOMES EAST OF XWAY
AUDUBON MEADOWS
EDEN GARDENS
SORINGFIELD HILLS
CLOVERKNOLL
HICKS HAVEN

Residential : 1.132
Town Homes/Duplexes: 1.132
Mobile Homes : 1.000
Agricultural Bldgs : 1.132
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: NES 3 'EAST SUBS 3 AVG UPPER TO GOOD'

FENTON ORCHARDS
VANTAGE POINTE
TORREY GROVE
GOLFVIEW
MCCULLY LK PHASE II
FENTONWOOD ESTATES
WOODVIEW

Residential : 1.077
Town Homes/Duplexes: 1.077
Mobile Homes : 1.000
Agricultural Bldgs : 1.077
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: NES 4 'NES 4 SUBS/GARAGE LOTS ACROSS FROM LAKE FENTON'

PARCELS ASSOCIATED ACROSS FROM LAKE PARCELS
GARAGE LOTS AND SOME HOME LOTS INCLUDED
LOCATION A FACTOR IN ECF AS WELL AS LAND VALUE

Residential : 1.201
Town Homes/Duplexes: 1.201
Mobile Homes : 1.000
Agricultural Bldgs : 1.201
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: NWSB1 'NW RURAL SUB (ALL) '

PUNCHES ACRES **SUBS NOT ENOUGH PARCELS TO MAKE A NBHD ON THEIR OWN
OLDER PLATTED PROPERTY
FOREST ACRES
STILL MEADOW
CURTWOOD MANOR
CUBBIN ACRES
WALNUT GROVE
STONY ACRES
WEST SHORE ESTATES

Residential : 1.198
Town Homes/Duplexes: 1.198
Mobile Homes : 1.198
Agricultural Bldgs : 1.183
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: SWS 1 'SWS1 GOOD'

SILVER LANDINGS
HORIZON AIR PARK
PINNACLE SHORES
PINE LAKE FOREST
SILVER SHORE
SILVER RIDGE
PINEWOOD
CURTWOOD
LAKE FARMS
PAVILLION PINE LAKE
BARRINGTON HILLS
CHATEAU DU LAC

Residential : 1.071
Town Homes/Duplexes: 1.071
Mobile Homes : 1.000
Agricultural Bldgs : 1.071
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: SWS2 'SWS2 AVG '

ELDER OAKS
LAKEVIEW FARMS
SHADOW LANE
STONY BROOK
RIVER OAKS HOLLOW
ORCHARD VIEW ESTATES
BYRAM RIDGE
ISLAND VIEW ESTATES
WEST SIVER VILLA (HERITAGE LANE
SILVER CREST
FOX CHASE FARMS
WHYNDHAM ESTATES
COAHLIGHT PINES
CROSSING OF SILVER RIDGE

Residential : 1.071
Town Homes/Duplexes: 1.071
Mobile Homes : 1.000
Agricultural Bldgs : 1.071
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: SWS3 'SWS3 FAIR'

VERNIER ACRES
SUPERVISOR'S PLAT OF NORTHSORE
LAKEVIEW PARKSUPERVISOR'S PLAT NO 7
MISC OTHER OLDER SMALLER HOMES

Residential : 1.219
Town Homes/Duplexes: 1.219
Mobile Homes : 1.000
Agricultural Bldgs : 1.219
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: SWSPI 'SW SUB PINNACLE SHORES'

PINNACLE SHORES

Residential : 1.071
Town Homes/Duplexes: 1.071
Mobile Homes : 1.000
Agricultural Bldgs : 1.071
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: SWSSL 'SWSSILVER LANDINGS'

SILVER LANDINGS

Residential	: 1.071
Town Homes/Duplexes:	1.071
Mobile Homes	: 1.000
Agricultural Bldgs	: 1.071
Commercial Bldgs	: 1.000
Industrial Bldgs	: 1.000

(Optional) Gross Rate Multipliers

A:	0.000
B:	0.000
C:	0.000
D:	0.000