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E.C.F.s for Neighborhood: 1        '1.WARD 1'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential            : 1.078  
Town Homes/Duplexes : 1.078  
Mobile Homes         : 1.078  
Agricultural Bldgs   : 1.078  
Commercial Bldgs    : 0.401  
Industrial Bldgs     : 0.401

(Optional) Gross Rate Multipliers

A: 1.000  
B: 1.000  
C: 1.000  
D: 1.000

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E.C.F.s for Neighborhood: 123BB '123BB.WARDS 1-3 BLACKMAR & BEEBE'S ADDITION'

ONLY 2 RES SALES IN STUDY PERIOD - EXPANDED TO INCLUDE CURRENT SALES  
USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.569  
Town Homes/Duplexes: 0.569  
Mobile Homes : 0.569  
Agricultural Bldgs : 0.569  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

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

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E.C.F.s for Neighborhood: 13WAL '13WAL.WARDS 1 & 3 WALDRON'S ADDITION'

ONLY 2 SALES IN STUDY PERIOD - USED CITYWIDE STUDY  
USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.856  
Town Homes/Duplexes: 0.856  
Mobile Homes : 0.856  
Agricultural Bldgs : 0.856  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

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

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E.C.F.s for Neighborhood: 14CHL '14CHL.WARDS 1 & 4 CLOVER HILL ADDITION'

ONLY 2 RES, 1 COM SALES IN STUDY PERIOD - USED CITYWIDE STUDY  
USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.856  
Town Homes/Duplexes: 0.856  
Mobile Homes : 0.856  
Agricultural Bldgs : 0.856  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 1.000  
B: 1.000  
C: 1.000  
D: 1.000

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E.C.F.s for Neighborhood: 14FOW '14FOW.WARDS 1 & 4 FOWLER'S ADDTION 1839'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential	: 0.816
Town Homes/Duplexes	: 0.816
Mobile Homes	: 0.816
Agricultural Bldgs	: 0.816
Commercial Bldgs	: 0.401
Industrial Bldgs	: 0.401

(Optional) Gross Rate Multipliers

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

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E.C.F.s for Neighborhood: 14N '14N.WARDS 1 & 4 MC COLLUM'S NORTH ADDITION'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.750  
Town Homes/Duplexes: 0.750  
Mobile Homes : 0.750  
Agricultural Bldgs : 0.750  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 1.000  
B: 1.000  
C: 1.000  
D: 1.000

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E.C.F.s for Neighborhood: 1ARHT '1ARHT.ARBOR HEIGHTS'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 1.055  
Town Homes/Duplexes: 1.055  
Mobile Homes : 1.055  
Agricultural Bldgs : 1.055  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 1.000  
B: 1.000  
C: 1.000  
D: 1.000

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E.C.F.s for Neighborhood: 1BG '1BG.WARD 1 BLACKMAR & GALLAHER'S ADDITION'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.645  
Town Homes/Duplexes: 0.645  
Mobile Homes : 0.645  
Agricultural Bldgs : 0.645  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 1.000  
B: 1.000  
C: 1.000  
D: 1.000



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E.C.F.s for Neighborhood: 1BRWN '1BRWN.WARD 1 BROWN'S ADDITION'

ONLY 2 SALES IN STUDY PERIOD - USED CITYWIDE STUDY  
USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.856  
Town Homes/Duplexes: 0.856  
Mobile Homes : 0.856  
Agricultural Bldgs : 0.856  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

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

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E.C.F.s for Neighborhood: 1CFW '1CFW.WARD 1 COOK FERRIS & WALDRON'S ADDITION'

ONLY 2 SALES IN STUDY PERIOD - USED CITYWIDE STUDY  
USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.856  
Town Homes/Duplexes: 0.856  
Mobile Homes : 0.856  
Agricultural Bldgs : 0.856  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

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

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E.C.F.s for Neighborhood: 1LONG '1LONG.WARD 1 LONG MEADOW'

ONLY 2 SALES IN STUDY PERIOD - USED CITYWIDE STUDY  
USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.856  
Town Homes/Duplexes: 0.856  
Mobile Homes : 0.856  
Agricultural Bldgs : 0.856  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

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

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E.C.F.s for Neighborhood: 1ORCH '1ORCH.WARD 1 ORCHARD RIDGE SUPERVISOR'S PLAT'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 1.010

Town Homes/Duplexes: 1.010

Mobile Homes : 1.010

Agricultural Bldgs : 1.010

Commercial Bldgs : 0.401

Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 0.000

B: 0.000

C: 0.000

D: 0.000

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E.C.F.s for Neighborhood: 1RIV '1RIV.WARD 1 RIVERDALE'

ONLY 1 SALE IN STUDY PERIOD - USED CITYWIDE STUDY  
USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.856  
Town Homes/Duplexes: 0.856  
Mobile Homes : 0.856  
Agricultural Bldgs : 0.856  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

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

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E.C.F.s for Neighborhood: 2            '2.WARD 2'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential            : 0.862  
Town Homes/Duplexes: 0.862  
Mobile Homes         : 0.862  
Agricultural Bldgs : 0.862  
Commercial Bldgs    : 0.401  
Industrial Bldgs     : 0.401

(Optional) Gross Rate Multipliers

A: 1.000  
B: 1.000  
C: 1.000  
D: 1.000

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E.C.F.s for Neighborhood: 2BC '2BC.WARD 2 BLACKMAR & COOK'S WESTERN EXTENSION'

ONLY 1 SALE IN STUDY PERIOD - USED CITYWIDE STUDY  
USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.856  
Town Homes/Duplexes: 0.856  
Mobile Homes : 0.856  
Agricultural Bldgs : 0.790  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 1.000  
B: 1.000  
C: 1.000  
D: 1.000

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E.C.F.s for Neighborhood: 2BECK '2BECK.WARD 2 JACOB BECK SUBDIVISION'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential	: 0.856
Town Homes/Duplexes	: 0.856
Mobile Homes	: 0.856
Agricultural Bldgs	: 0.790
Commercial Bldgs	: 0.401
Industrial Bldgs	: 0.401

(Optional) Gross Rate Multipliers

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



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E.C.F.s for Neighborhood: 2MART '2MART.WARD 2 MARTINDALE'S ADDITION'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.473

Town Homes/Duplexes: 0.473

Mobile Homes : 0.473

Agricultural Bldgs : 0.473

Commercial Bldgs : 0.401

Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 0.000

B: 0.000

C: 0.000

D: 0.000

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E.C.F.s for Neighborhood: 2MK '2MK.WARD 2 MERRY KNOLL'

ONLY 1 SALE IN STUDY PERIOD - USED CITYWIDE STUDY  
USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.856  
Town Homes/Duplexes: 0.856  
Mobile Homes : 0.856  
Agricultural Bldgs : 0.856  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 1.000  
B: 1.000  
C: 1.000  
D: 1.000

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E.C.F.s for Neighborhood: 2N2CP '2N2CP.WARD 2 NEZ 2 COLLEGE PARK/BLACKMAR & BEEBE'S'

NO SALES IN STUDY PERIOD - USED CITYWIDE STUDY

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.856

Town Homes/Duplexes: 0.856

Mobile Homes : 0.856

Agricultural Bldgs : 0.856

Commercial Bldgs : 0.401

Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 1.000

B: 1.000

C: 1.000

D: 1.000

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E.C.F.s for Neighborhood: 2STON '2STON.WARD 2 STONY RIDGE SITE CONDO'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.962  
Town Homes/Duplexes: 0.962  
Mobile Homes : 0.962  
Agricultural Bldgs : 0.962  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 1.000  
B: 1.000  
C: 1.000  
D: 1.000

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E.C.F.s for Neighborhood: 2WILD '2WILD.WARD 2 WILDLIFE DRIVE'

ONLY 1 SALE IN STUDY PERIOD - USED CITYWIDE STUDY  
USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.856  
Town Homes/Duplexes: 0.856  
Mobile Homes : 0.856  
Agricultural Bldgs : 0.856  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 1.000  
B: 1.000  
C: 1.000  
D: 1.000

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E.C.F.s for Neighborhood: 3        '3.WARD 3'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential            : 0.895  
Town Homes/Duplexes : 0.895  
Mobile Homes         : 0.895  
Agricultural Bldgs   : 0.895  
Commercial Bldgs    : 0.401  
Industrial Bldgs     : 0.401

(Optional) Gross Rate Multipliers

A: 1.000  
B: 1.000  
C: 1.000  
D: 1.000

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E.C.F.s for Neighborhood: 34CK '34CK.WARDS 3 & 4 COOK'S ADDITION'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.857

Town Homes/Duplexes: 0.857

Mobile Homes : 0.857

Agricultural Bldgs : 0.857

Commercial Bldgs : 0.401

Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 0.000

B: 0.000

C: 0.000

D: 0.000

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E.C.F.s for Neighborhood: 34COR '34COR.WARDS 3 & 4 CORTRIGHT'S ADDITION'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential	: 0.743
Town Homes/Duplexes	: 0.743
Mobile Homes	: 0.743
Agricultural Bldgs	: 0.743
Commercial Bldgs	: 0.401
Industrial Bldgs	: 0.401

(Optional) Gross Rate Multipliers

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



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E.C.F.s for Neighborhood: 34HOR '34HOR.WARDS 3 & 4 HORNET HEIGHTS'

NO SALES IN STUDY PERIOD - USED CITYWIDE STUDY  
USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.856  
Town Homes/Duplexes: 0.856  
Mobile Homes : 0.856  
Agricultural Bldgs : 0.856  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

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

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E.C.F.s for Neighborhood: 34LHT '34LHT.WARDS 3 & 4 L H TERPENING'S ADDITION'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.878

Town Homes/Duplexes: 0.878

Mobile Homes : 0.878

Agricultural Bldgs : 0.878

Commercial Bldgs : 0.401

Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 0.000

B: 0.000

C: 0.000

D: 0.000

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E.C.F.s for Neighborhood: 34LP '34LP.WARDS 3 & 4 LYNWOOD PARKWAY'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.835

Town Homes/Duplexes: 0.835

Mobile Homes : 0.835

Agricultural Bldgs : 0.835

Commercial Bldgs : 0.401

Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 1.000

B: 1.000

C: 1.000

D: 1.000

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E.C.F.s for Neighborhood: 34LT '34LT.WARDS 3 & 4 LYNWOOD TERRACE'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.947

Town Homes/Duplexes: 0.947

Mobile Homes : 0.947

Agricultural Bldgs : 0.947

Commercial Bldgs : 0.401

Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 1.000

B: 1.000

C: 1.000

D: 1.000

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E.C.F.s for Neighborhood: 340LD '340LD.WARDS 3 & 4 OLD PLAT VILLAGE OF HILLSDALE'

ONLY 1 RESIDENTIAL SALE IN STUDY PERIOD - USED CITYWIDE RESIDENTIAL/AG STUDY  
PART TIFA, HISTORIC DISTRICTS

Residential : 0.856  
Town Homes/Duplexes: 0.856  
Mobile Homes : 0.856  
Agricultural Bldgs : 0.856  
Commercial Bldgs : 0.360  
Industrial Bldgs : 0.360

(Optional) Gross Rate Multipliers

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

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E.C.F.s for Neighborhood: 34S '34S.WARDS 3 & 4 SOUTH ADDITION'

PART TIFA, HISTORIC DISTRICTS

Residential : 0.805

Town Homes/Duplexes: 0.805

Mobile Homes : 0.805

Agricultural Bldgs : 0.805

Commercial Bldgs : 0.403

Industrial Bldgs : 0.403

(Optional) Gross Rate Multipliers

A: 0.000

B: 0.000

C: 0.000

D: 0.000

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E.C.F.s for Neighborhood: 3COLD '3COLD.WARD 3 COLD SPRING WOODS'

NO SALES IN STUDY PERIOD - USED CITYWIDE STUDY

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.856

Town Homes/Duplexes: 0.856

Mobile Homes : 0.856

Agricultural Bldgs : 0.856

Commercial Bldgs : 0.401

Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 0.000

B: 0.000

C: 0.000

D: 0.000

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E.C.F.s for Neighborhood: 3GLEN '3GLEN.WARD 3 GLENDALE ADDITION'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.918  
Town Homes/Duplexes: 0.918  
Mobile Homes : 0.918  
Agricultural Bldgs : 0.918  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 1.000  
B: 1.000  
C: 1.000  
D: 1.000



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E.C.F.s for Neighborhood: 3HAWK '3HAWK.WARD 3 HAWKINS ADDITION'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 1.041  
Town Homes/Duplexes: 1.041  
Mobile Homes : 1.041  
Agricultural Bldgs : 1.041  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

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

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E.C.F.s for Neighborhood: 3KENS '3KENS.WARD 3 KENSINGTON HEIGHTS'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.946

Town Homes/Duplexes: 0.946

Mobile Homes : 0.946

Agricultural Bldgs : 0.946

Commercial Bldgs : 0.401

Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 0.000

B: 0.000

C: 0.000

D: 0.000

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E.C.F.s for Neighborhood: 3KINY '3KINY.WARD 3 KINYON'S ADDITION'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential	: 1.079
Town Homes/Duplexes	: 1.079
Mobile Homes	: 1.079
Agricultural Bldgs	: 1.079
Commercial Bldgs	: 0.401
Industrial Bldgs	: 0.401

(Optional) Gross Rate Multipliers

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

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E.C.F.s for Neighborhood: 3N1TM '3N1TM.WARD 3 NEZ 1 THREE MEADOWS'

ONLY 2 SALES IN STUDY PERIOD - USED CITYWIDE STUDY  
USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.856  
Town Homes/Duplexes: 0.856  
Mobile Homes : 0.856  
Agricultural Bldgs : 0.856  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 1.000  
B: 1.000  
C: 1.000  
D: 1.000

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E.C.F.s for Neighborhood: 3N3OP '3N3OP.WARD 3 NEZ 3 OLD PLAT'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.723

Town Homes/Duplexes: 0.723

Mobile Homes : 0.723

Agricultural Bldgs : 0.723

Commercial Bldgs : 0.401

Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 0.000

B: 0.000

C: 0.000

D: 0.000

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E.C.F.s for Neighborhood: 3PETE '3PETE.WARD 3 PETER'S ADDITION'

ONLY 1 SALE IN STUDY PERIOD - USED CITYWIDE STUDY  
USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.856  
Town Homes/Duplexes: 0.856  
Mobile Homes : 0.856  
Agricultural Bldgs : 0.856  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

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

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E.C.F.s for Neighborhood: 3RIP '3RIP.WARD 3 RIPPON'S 1ST & 2ND ADDITIONS'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 1.044

Town Homes/Duplexes: 1.044

Mobile Homes : 1.044

Agricultural Bldgs : 1.044

Commercial Bldgs : 0.401

Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 1.000

B: 1.000

C: 1.000

D: 1.000

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E.C.F.s for Neighborhood: 3SCNC '3SCNC.WARD 3 SCENIC HEIGHTS'

NO SALES IN STUDY PERIOD - USED CITYWIDE STUDY

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.856

Town Homes/Duplexes: 0.856

Mobile Homes : 0.856

Agricultural Bldgs : 0.790

Commercial Bldgs : 0.401

Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 0.000

B: 0.000

C: 0.000

D: 0.000



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E.C.F.s for Neighborhood: 3SPRG '3SPRG.WARD 3 SPRING HILL'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.769

Town Homes/Duplexes: 0.769

Mobile Homes : 0.769

Agricultural Bldgs : 0.769

Commercial Bldgs : 0.401

Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 0.000

B: 0.000

C: 0.000

D: 0.000

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E.C.F.s for Neighborhood: 3SUTT '3SUTT.WARD 3 SUTTON'S ADDITION'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential	: 0.884
Town Homes/Duplexes	: 0.884
Mobile Homes	: 0.884
Agricultural Bldgs	: 0.884
Commercial Bldgs	: 0.401
Industrial Bldgs	: 0.401

(Optional) Gross Rate Multipliers

A:	1.000
B:	1.000
C:	1.000
D:	1.000

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E.C.F.s for Neighborhood: 3W '3W.WARD 3 WESTERN ADDITION'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.797

Town Homes/Duplexes: 0.797

Mobile Homes : 0.797

Agricultural Bldgs : 0.797

Commercial Bldgs : 0.401

Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 0.000

B: 0.000

C: 0.000

D: 0.000

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E.C.F.s for Neighborhood: 4            '4.WARD 4'

ONLY 2 COMMERCIAL/INDUSTRIAL SALES IN STUDY PERIOD - USED COMMERCIAL/INDUSTRIAL  
OUTSIDE TIFA, M-99 STUDY

Residential            : 0.867  
Town Homes/Duplexes: 0.867  
Mobile Homes         : 0.867  
Agricultural Bldgs : 0.867  
Commercial Bldgs    : 0.401  
Industrial Bldgs     : 0.401

(Optional) Gross Rate Multipliers

A: 1.000  
B: 1.000  
C: 1.000  
D: 1.000

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E.C.F.s for Neighborhood: 4F      '4F.WARD 4 FERRIS ADDITION'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential            : 0.906

Town Homes/Duplexes: 0.906

Mobile Homes        : 0.906

Agricultural Bldgs : 0.906

Commercial Bldgs   : 0.401

Industrial Bldgs    : 0.401

(Optional) Gross Rate Multipliers

A: 0.000

B: 0.000

C: 0.000

D: 0.000

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E.C.F.s for Neighborhood: 4FC '4FC.WARD 4 FERRIS & COOK'S ADDITION'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.991

Town Homes/Duplexes: 0.991

Mobile Homes : 0.991

Agricultural Bldgs : 0.991

Commercial Bldgs : 0.401

Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 0.000

B: 0.000

C: 0.000

D: 0.000

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E.C.F.s for Neighborhood: 4FLK '4FLK.WARD 4 FOULKE'S ADDITION'

ONLY 2 SALES IN STUDY PERIOD - USED CITYWIDE STUDY  
USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.856  
Town Homes/Duplexes: 0.856  
Mobile Homes : 0.856  
Agricultural Bldgs : 0.856  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

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

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E.C.F.s for Neighborhood: 4FULL '4FULL.WARD 4 FULLER'S (UNRECORDED)'

ONLY 1 SALE IN STUDY PERIOD - USED CITYWIDE STUDY  
USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.856  
Town Homes/Duplexes: 0.856  
Mobile Homes : 0.856  
Agricultural Bldgs : 0.856  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

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



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E.C.F.s for Neighborhood: 4LOPR '4LOPR.WARD 4 LOPRESTO SUBDIVISION'

ONLY 2 SALES IN STUDY PERIOD - USED CITYWIDE STUDY  
USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.856  
Town Homes/Duplexes: 0.856  
Mobile Homes : 0.856  
Agricultural Bldgs : 0.856  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

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

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E.C.F.s for Neighborhood: 4MCCL '4MCCL.WARD 4 MCCALL'S ADDITION'

ONLY 2 SALES IN STUDY PERIOD - USED CITYWIDE STUDY  
USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.856  
Town Homes/Duplexes: 0.856  
Mobile Homes : 0.856  
Agricultural Bldgs : 0.856  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

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

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E.C.F.s for Neighborhood: 4N4HC '4N4HC.WARD 4 NEZ 4 HILLSDALE COMMONS CONDOMINIUMS'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.823

Town Homes/Duplexes: 0.823

Mobile Homes : 0.823

Agricultural Bldgs : 0.823

Commercial Bldgs : 0.401

Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 1.000

B: 1.000

C: 1.000

D: 1.000

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E.C.F.s for Neighborhood: 4N4SE '4N4SE.WARD 4 NEZ 4 SOUTHEAST ADDITION'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 0.855  
Town Homes/Duplexes: 0.855  
Mobile Homes : 0.855  
Agricultural Bldgs : 0.855  
Commercial Bldgs : 0.401  
Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 1.000  
B: 1.000  
C: 1.000  
D: 1.000

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E.C.F.s for Neighborhood: 4W      '4W.WARD 4 WEST OF M-99'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential            : 0.945

Town Homes/Duplexes: 0.945

Mobile Homes        : 0.945

Agricultural Bldgs : 0.945

Commercial Bldgs   : 0.401

Industrial Bldgs    : 0.401

(Optional) Gross Rate Multipliers

A: 1.000

B: 1.000

C: 1.000

D: 1.000

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E.C.F.s for Neighborhood: 4WARR '4WARR.WARD 4 WARREN HEIGHTS'

USED COMMERCIAL/INDUSTRIAL OUTSIDE TIFA, M-99 STUDY

Residential : 1.053

Town Homes/Duplexes: 1.053

Mobile Homes : 1.053

Agricultural Bldgs : 1.053

Commercial Bldgs : 0.401

Industrial Bldgs : 0.401

(Optional) Gross Rate Multipliers

A: 0.000

B: 0.000

C: 0.000

D: 0.000

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E.C.F.s for Neighborhood: 99 '99.M-99 FRONTAGE'

ONLY 1 RESIDENTIAL SALE IN STUDY PERIOD - EXPANDED TO INCLUDE RES SALES IN ALL  
NEIGHBORHOODS W/ FRONTAGE ON M-99, 1/1/2020-12/31/2023.  
PART TIFA, HISTORIC DISTRICTS

Residential : 0.404  
Town Homes/Duplexes: 0.404  
Mobile Homes : 0.404  
Agricultural Bldgs : 0.645  
Commercial Bldgs : 0.645  
Industrial Bldgs : 0.645

(Optional) Gross Rate Multipliers

A: 1.000  
B: 1.000  
C: 1.000  
D: 1.000

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

NO RESIDENTIAL SALES IN STUDY PERIOD - USED CITYWIDE RESIDENTIAL/AG STUDY

Residential : 0.856

Town Homes/Duplexes: 0.856

Mobile Homes : 0.856

Agricultural Bldgs : 0.856

Commercial Bldgs : 0.495

Industrial Bldgs : 0.495

(Optional) Gross Rate Multipliers

A: 1.000

B: 1.000

C: 1.000

D: 1.000



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E.C.F.s for Neighborhood: MULFM 'MULFM.MULTI FAMILY 5+ UNITS'

Residential : 1.060  
Town Homes/Duplexes: 1.060  
Mobile Homes : 1.060  
Agricultural Bldgs : 1.060  
Commercial Bldgs : 1.060  
Industrial Bldgs : 1.060

(Optional) Gross Rate Multipliers

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