

**CHARTER TOWNSHIP OF YPSILANTI
2022 RESIDENTIAL IMPROVED (401 & 407 CLASSES) ECONOMIC CONDITION FACTORS**

ECF Area	DESCRIPTION	STYLE				
		1 STORY	1+ STORY	BILEVEL	TRILEVEL	DUPLEX OR OTHER
WR & LN 405	RES YP WR & LN 405 WATERFRNT PLATTED & UNPLATTED	1.451	1.451	1.451	1.451	N/A
YP 410 A	RES YP 410 A NORTHSIDE YPSI SCHOOLS UNPLATTED	1.520	1.520	1.520	1.520	1.520
YP 410 B	RES YP 410 B DEAUVILLE PARRISH	1.300	1.300	1.300	N/A	N/A
YP 410 C	RES YP 410 C LAY GARDENS AREA	1.926	1.926	1.926	N/A	N/A
YP 415 A	RES YP 415 A FAIRVIEW HGHTS & WESTLAWN	1.560	1.560	1.560	1.560	1.560
YP 415 B	RES YP 415 B WASHTENAW CLUBVIEW	91-100%	1.045	1.045	1.045	1.045
		81-90%	1.425	1.425	1.425	1.425
		80-50%	1.900	1.900	1.900	1.900
YP 415 C	RES YP 415 C COUNTRY CLUB PARK	2.000	2.000	2.000	2.000	N/A
YP 415 D	RES YP 415 D FAIRWAY HILLS	1.620	1.620	1.620	N/A	N/A
YP 420	RES YP 420 GOLF ESTATES SUB & GOLFVIEW SITE CONDOS	1.120	1.120	1.120	N/A	N/A
YP 425	RES YP 425 STEVEN'S REC. PARK	91-100%	1.053	1.053	1.053	1.053
		90-50%	1.620	1.620	1.620	1.620
YP 430 A	RES YP 430 A SOUTHSIDE YPSI SCHOOLS UNPLATTED	1.450	1.450	1.450	1.450	1.450
YP 430 B	RES YP 430 B FIRWOOD HILLS, TRIANGLE PARK	91-100%	1.143	1.143	1.143	N/A
		90 -50%	1.270	1.270	1.270	N/A
YP 440 A	RES YP 440 A LAPHAM & HOWE	1.732	1.732	1.732	1.732	N/A
YP 440 B	RES YP& WR 440 B SECTION 10	1.550	1.550	1.550	1.550	1.550
YP 445 A	RES YP 445 A SEC 15, GAULT FARMS & UNPLATTED	1.600	1.600	1.600	1.600	N/A
YP 445 B	RES YP 445 B SHADY KNOLL & NANCY PARK	1.970	1.970	1.970	N/A	N/A
YP 455	RES YP 455 SHERMAN OAKS	1.645	1.645	1.645	1.645	N/A
YP 460	RES YP 460 PINEVIEW & GOLFVIEW ESTATES	71-100%	0.847	0.847	0.847	0.847
		70-50%	1.063	1.063	1.063	1.063
YP 465	RES YP 465 ASPEN RIDGE SQUARE SITE CONDOS	1.028	1.028	1.028	N/A	N/A
YP 470	RES YP 470 ASPEN RIDGE VILLAGE CONDOS	0.975	0.975	0.975	N/A	N/A
YP 475	RES YP 475 CHATEAU VERT CONDOS	1.310	1.310	1.310	N/A	N/A
YP 480	RES YP 480 COLLEGE PARK CONDOS	1.445	1.445	1.445	N/A	N/A
YP 485	RES YP 485 COMMONS OF ROUNDTREE	1.110	1.110	1.110	N/A	N/A
YP 490	RES YP 495 HURON MEADOWS CONDOS	0.850	0.850	0.850	N/A	N/A
YP 495	RES YP 495 ROUNDTREE OAKS CONDOS	1.450	1.450	1.450	N/A	N/A
YP 500 B	RES YP 500 B CLIFFS LANDING CONDOS	1.400	1.400	1.400	N/A	N/A
YP 500 C	RES YP 500 C CLIFFS ON THE POINT	1.620	1.620	1.620	N/A	N/A
YP 500 D	RES YP 500 D NORTH POINTE BY THE CLIFFS	1.455	1.455	1.455	N/A	N/A
WR 500 A	RES WR 500 A CLIFFS ON THE BAY	1.546	1.546	1.546	N/A	N/A
WR 520 A	RES WR 520 A 155 SEC 1 & 2	1.200	1.200	1.200	N/A	N/A
WR 520 B	RES WR 520 B WASH RIDGE, WASH ORCHARD	1.200	1.200	1.200	1.200	N/A
WR 520 C	RES WR 520 C SEC 3,WASHTENAW CONCOURSE	1.650	1.650	1.650	N/A	N/A
WR 520 D	RES WR 520 D EAST PARK, LAY GARDENS	1.120	1.120	1.120	1.120	1.120
WR 520 E	RES WR 520 E TOWNSEND SUB	1.719	1.719	1.719	1.719	1.719
WR 525 A	RES WR 525 A DONOVANS CLOVERLAWN,E. LAWN,S.DEVON	1.500	1.500	1.500	1.500	1.500
WR 525 B	RES WR 525 B S. DEVONSHIRE, W.WILLOW, DIANNE ACRES	1.128	1.128	1.128	1.128	N/A
WR 525 C	RES WR 525 C SUGARBROOK AREA	91-100%	1.029	1.029	1.029	1.029
		80-90%	1.170	1.170	1.170	1.170
		70-50%	1.470	1.470	1.470	1.470
WR 525 D	RES WR 525 D DEVONSHIRE, YPSI LIL FARM	1.390	1.390	1.390	1.390	1.390
WR 530A	RES WR 530 A HARRIS PARK CONDOS	0.544	0.544	0.544	N/A	N/A
WR 535A	RES WR 535 A WINGATE CONDOS	1.003	1.003	1.003	N/A	N/A
VB 550A	RES VB 550 A LAKEVIEW AREA	1.450	1.450	1.450	1.450	N/A

VB 550B	RES VB 550 B WEST WILLOW		1.072	1.072	1.072	1.072	N/A
VB 555A	RES VB 555 A GROVE PARK HOMES		1.000	1.000	1.000	N/A	N/A
VB 560 A	RES VB 560 A RIVERGROVE CONDOS		0.941	0.941	0.941	N/A	N/A
LN 600	RES LN 600 LINCOLN WESTSIDE UNPLATTED	91-100%	1.050	1.050	1.050	1.050	N/A
		90-50%	1.400	1.400	1.400	1.400	
LN 605A	RES LN 605 A LINCOLN EASTSIDE UNPLATTED		1.300	1.300	1.300	1.300	N/A
LN 605B	RES LN 605 B FRANK H. CLARK SUB		1.646	1.646	1.646	N/A	N/A
LN 610	RES LN 610 FORD LAKE HEIGHTS		1.400	1.400	1.400	N/A	N/A
LN 615A	RES LN 615 A OAKLAND ESTATES		1.320	1.320	1.320	1.320	N/A
LN 615B	RES LN 615 B FORD LAKE VILLAGE		0.942	0.942	0.942	0.942	N/A
LN 615C	RES LN 615 C WHISPERING MEADOWS		0.920	0.920	0.920	N/A	N/A
LN 615D	RES LN 615 D PAINT CREEK FARMS, PARTRIDGE CREEK		1.080	1.080	1.080	1.080	N/A
LN 620A	RES LN 620 A SMOKLER TEXTILE		1.460	1.460	1.460	1.460	N/A
LN 620B	RES LN 620 B PINES SUB, SPRUCE FALLS		1.580	1.580	1.580	1.580	N/A
LN 625A	RES LN 625 A CREEKSIDE VILLAGE WEST		0.950	0.950	0.950	N/A	N/A
LN 625B	RES LN 625 B PARTRIDGE CREEK NORTH		1.000	1.000	1.000	N/A	N/A
LN 630A	RES LN 630 A GREENFIELDS SUB		0.980	0.980	0.980	0.980	N/A
LN 630B	RES LN 630 B VILLAGE AT MAJESTIC LAKES SITE CONDOS		0.950	0.950	0.950	N/A	N/A
LN 630C	RES LN 630 C MAJESTIC LAKES AKA LAKEWOOD SITE CONDOS		0.930	0.930	0.930	0.930	N/A
LN 630D	RES LN 630 D CREEKSIDE VILLAGE S., MANORS @ CREEKSIDE		1.040	1.040	1.040	N/A	N/A
LN 630E	RES LN 630 E TREMONT PARK		0.860	0.860	0.860	N/A	N/A
LN 630F	RES LN 630 F RAYMOND MEADOWS		1.050	1.050	1.050	N/A	N/A
LN 630G	RES LN 630 G CREEKSIDE VILLAGE EAST		0.920	0.920	0.920	N/A	N/A
LN 630H	RES LN 630 H MAJESTIC PONDS - SITE CONDOS		0.910	0.910	0.910	N/A	N/A
LN 635A	RES LN 635 A WHITTAKER VILLAGE SITE CONDOS		0.927	0.927	0.927	N/A	N/A
LN 635B	RES LN 635 B GREEN FARMS, AMBERLY GROVE, STREAMWOOD		1.100	1.100	1.100	1.100	N/A
LN 640	RES LN 640 HARBOUR COVE CONDOS		1.000	1.000	1.000	N/A	1.400
LN 645	RES LN 645 CRYSTAL POND CONDOS		0.902	0.902	0.902	N/A	N/A
LN 650	RES LN 650 GEORGETOWN CONDOS		0.982	0.982	0.982	N/A	N/A
LN 655	RES LN 655 THE PONDS AT LAKEWOOD CONDOS		0.870	0.870	0.870	N/A	N/A
LN 660	RES LN 660 PORTS OF SCHOONER COVE CONDOS		1.055	1.055	1.055	N/A	N/A
LN 665	RES LN 665 POINTE AT ISLAND LAKE CONDOS		0.769	0.769	0.769	N/A	N/A