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Code	Description	Ave. ECF	Comments
Unit N	- Township of Oakland		
0 ECF	0 ECF Default	0.838	
BLL	E.C.F. Table BLL	0.940	Cell Tower Sites
BMS	E.C.F. Table BMS	1.000	Banks, MHP, Golf, Serv Gar
CMD	E.C.F. Table CMD	1.125	Medical/Dental Clinics, child care
CME	E.C.F. Table CME	1.000	Municipal Exempt
CRL	E.C.F. Table CRL	0.870	Strip Mall, Mkts/stores, office suites
CVL	E.C.F. Table CVL	1.000	Commercial Vacant Land
DNR	E.C.F. Table DNR	1.100	Department of Natural Resources
DSM	E.C.F. Table DSM	0.927	Stoney Creek Metropark
F-5	E.C.F. Table F-5	1.450	Agricultural
GCE	E.C.F. Table GCE	0.000	
HRD	E.C.F. Table HRD	1.230	Dessignated and Undesignated Historical - 83 parcels, blt 1833-1930. 4 parcels have a 2nd res bldg blt 1939 - 2002.
INL	E.C.F. Table INL	1.050	Industrial
IVL	E.C.F. Table IVL	1.000	Industrial Vacant Land
KAK	E.C.F. Table KAK	0.966	Oak Arbor Pond - 6 Parcels, attached condos, Blt in 1997, sec 27
KAR	E.C.F. Table KAR	0.902	Oak Arbor Ridge - 6 parcels Blt in 2012, all on Oak Arbor Cir E. Sec 27. 2600-3300 sqft
KBS	E.C.F. Table KBS	0.834	Belmonte at Silvercreek - 88 parcels, attached condos, blt in 2002 and 2003. Belmonte and Tremonte Cir S Sec 31
KCC	E.C.F. Table KCC	1.316	Villages of Country Creek - 196 Parcels, Site condos, blt btwn 1994-1997, sec 30 1500-2500 sqft ranches, tudors, and colonials.
KCL	E.C.F. Table KCL	0.870	Cloisters - 55 Parcels, Site condos, blt btwn 2003-2014. Sec 32. 1900-2300sqft. Contemp, ranch and colonials.
KCM	E.C.F. Table KCM	0.960	Claremont - 80Parcels, Duplex NBHD Blt btwn 2003-2014. Sec 32. Btwn \$170-\$240/sqft TCV
KCR	E.C.F. Table KCR	0.760	Cranbrook Ridge - 8 Parcels, High \$ Blt 1989-1997, Sec 29. Tudors and Colonials
KDC	E.C.F. Table KDC	0.626	Deer Creek - 19 Parcels, High \$. Blt 1989-1998, Sec 33 2.3-5 acres parcels
KDG	E.C.F. Table KDG	0.740	Orchard Ridge - 32 Parcels, High \$\$ Blt 2000-2012, Large Sqft Sec 32
KHT	E.C.F. Table KHT	1.067	71 Parcels, Site condos on Westwynd Golf Course. Blt 2001-2005. A lot of vacant land. Sec 29
KHU	E.C.F. Table KHU	0.876	Oakland Hunt - 174 Parcels, Blt 2006-2017 Sec 22 2700-4500 sqft Colonials, with some ranches on 0.34-0.54 acres
KKA	E.C.F. Table KKA	0.870	Oak Arbor Condominiums - 21 Parcels, attached condos, Blt 2015-2017 Sec 27
KKC	E.C.F. Table KKC	0.807	Oakland Crest - 31 Parcels, Pulte site condos Blt 2014-2017, Sec 26. 3300-4100 sqft colonials. 9 Vacant ('17)
KPC	E.C.F. Table KPC	0.880	Paint Creek Estates - 19 Parcels, Stratmore Blvd. Blvd. Blt 1998-2006 w/ 7 vacant lost. ('17) Sec 20. 1.74-2.81 acres
KPH	E.C.F. Table KPH	0.825	Parkland Hills - 49 Parcels, Blt 2001-2015. Sec 27. Colonials and Raches 9 vacant lots ('17)
KPL	E.C.F. Table KPL	0.711	Plum Creek - 51 Parcels, Blt 1996-2016. Long Winter, Spring Ct. Sec 17 2800-3400 sqft colonials.
KPN	E.C.F. Table KPN DELETE 2025	0.850	The Pinnacle at Oaklands - 39 Parcels, High \$\$, Blt Starting 2014-ongoing. Cranbrook & Mocerri Homes Sec 29
KPS	E.C.F. Table KPS	0.870	Silvercreek - 107 Parcels, Blt 2002 & 2003, ...montes. Sec 31
KPV	E.C.F. Table KPV	0.904	Pond Vallee - 21 Parcels, High \$, Larger Sq Ft Blt 2000-ongoing. 7 Vants ('17) Sec 20
KRV	E.C.F. Table KRV	0.770	Royal View Estates - 15 parcels, Blt 1990-1995. Sec 17. 2.3-4.4 acre parcels
KSC	E.C.F. Table KSC	1.099	Oakmonte at Silvercreek - 366 Parcels, Attached condos. Blt 2002 & 2003. Sec 31 1100-1600 sq ft
KTC	E.C.F. Table KTC	0.835	Trout Creek - 22 Parcels, Blt 2004-ongoing. Sec 19. 3100-4200 Colonials.
KTL	E.C.F. Table KTL	0.750	Twin Lakes - 186 Parcels, Blt 1999-ongoing. On Twin Lakes golf Course, Streets named after golf courses. Sec 14
KWR	E.C.F. Table KWR DELETE 2025	0.580	Wyndridge - 8 Parcels, High \$\$, 2 developed parcels in 2017. Coventry Ln. Sec 32 DELETE FOR 2025
KWY	E.C.F. Table KWY	0.874	Wynstone - 292 Parcels, Blt 2012-ongoing. Sec 2. 2100-3400 sqft Colonials and ranches. Several Vacant lots ('17)

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Code	Description	Ave. ECF	Comments
L-2	E.C.F. Table L-2	1.170	Log Cabin Club/Cranberry Lake Lakefront - 29 Parcels, Cranberry Lake home Blt 1926-1991
L-6	E.C.F. Table L-6	1.149	Grampian Heights/Indian Shores Lakefront - 72 Parcels, Indian, Lake 1948-2004 Sec 06 and 09
R-F	E.C.F. Table R-F	1.177	Lake Orion Heights - 71 Parcels, Res NBHD Blt 1958-1991, Sec 07
RAR	E.C.F. Table RAR	1.060	Adams Road Estates #1 - 34 Parcels, Blt 1952-2014, Paint Creek & Caircross. Sec 19
RAT	E.C.F. Table RAT	0.928	41 Parcels, Blt 1978-1988. Sec 33, 1.3+ acres
RBC	E.C.F. Table RBC	1.030	Bear Creek - 20 Parcels, Blt 1979-1989 All on Bear Creek Ct Sec 28
RBD	E.C.F. Table RBD	1.184	Ridgewood Hills #2 - 63 Parcels, Blt 1973-1984. Sec 34
RBR	E.C.F. Table RBR	1.140	Buell Road Sub - 35 Parcels, Blt 1957-1973 Weygant, Buel & Gunn. Sec 24
RCC	E.C.F. Table RCC	0.878	Country Creek - 213 Parcels, Blt 1994-2002. Sec 2500-3200 sqft colonials
RCH	E.C.F. Table RCH	0.951	Carrollton Hills - 52 Parcels, Blt 2002-2014. High \$ Sec 32
RCK	E.C.F. Table RCK	0.768	Century Oaks - 230 Parcels, Blt 1997-2002 North side of Gunn, Sec 32
RCL	E.C.F. Table RCL	1.178	Coach Lamp Hills - 111 Parcels, Blt 1970-1979 Sec 35. 0.42-0.52 Acres Ranches & Colonials
RCR	E.C.F. Table RCR	1.039	The Crossings/Century Woods - 406 Parcels, Blt 1993-2002, South side of Gunn West of Adams. Sec 30 Comtemp. and Colonials
RDB	E.C.F. Table RDB	1.170	Ridgewood Hills #1 - 57 Parcels, blt 1957-1980, Sec 34.
RDP	E.C.F. Table RDP	0.817	Deer Point - 64 Parcels, Blt 1998-2003. Gunn and Rochester Sec 22.
RER	E.C.F. Table RER	1.101	East of Rochester Rd/Rochester Schools - 376 Parcels, Blt 1943-2006, \$160k-1.4 million. Sec 13,14,23,24,25,26 &36
RFC	E.C.F. Table RFC	1.213	Fero Crest - 31 Parcels, Blt 1952-1970, Charlesina, Sec 34. Mostly ranches, 3 Tri/levels, 1 capecd
RGB	E.C.F. Table RGB	1.086	Green Brook Hills - Parcels, Blt 1972-1990, Sec 19
RGF	E.C.F. Table RGF	0.921	Great Fosters - 16 Parcels, Blt 1981-1990, Sec 33. 3100+ sq ft tudor, colonials & contemps. On 2.42-9.3 acres
RGH	E.C.F. Table RGH	0.899	Goodison Hills Sub - 54 Parcels, Blt 1986-1995, Sec 28
RGP	E.C.F. Table RGP	0.793	Goodison Place/Goodison Glen - 116 Parcels, Blt1997-2011 Sec 28 & 29. Gallagher & Silverbell
RHK	E.C.F. Table RHK	0.739	The Hills of Oakland - 125 Parcels, Blt 1989-2000's, colonials, tudors & contemps, High \$. Sec 32, Sec 32, Dutton, Adams & Brewster
RHV	E.C.F. Table RHV	1.070	Hidden Valley - 23 Parcels, Blt 50s & 60s, Sec 35, off Rochester, N of Mead
RKF	E.C.F. Table RKF	0.849	Oakland Farm/Oakland Knolls/Oakland Meadows - 267 Parcels, Blt 1991-2005, Sec 27
RKL	E.C.F. Table RKL	0.825	Kirklands - 52 Parcels, Blt 2001-2013, Sec 32. Mostly colonials, with some ranches and tudors Addison Cir N Etc.
RKP	E.C.F. Table RKP	0.819	The Hills of Kings Pointe - 98 Parcels, Blt 1991-2002, Sec 31
RKR	E.C.F. Table RKR	0.819	Kingsridge - 73 Parcels, Blt 2000-2014 Sec 31 High \$
RKV	E.C.F. Table RKV	1.035	Oakland Valley - 146 Parcels Blt 1962-1974, sec 35. Kennebunk Dr has newer and vacants
RLC	E.C.F. Table RLC	1.435	Log Cabin Club - 83 Parcels, Blt 1910-2002, Sec 02 & 03. Part on Cranberry lake
RLV	E.C.F. Table RLV	1.035	Landview - 39 Parcels, Blt 1987-1989, Sec 23. Colonials, caods.and ranches
RNC	E.C.F. Table RNC	0.840	Knob Creek Farms - 55 Parcels, Blt 1979-2015 w/ 8 vacants ('17). Sec 23 & 24. Parcels have 0.890-2.20 Acres
RNN	E.C.F. Table RNN	1.335	Knorrwood Knolls - 78 Parcels, Blt 1979-2001. Sec 13. 1100-2400 sqft Ranches & colonials.
RNP	E.C.F. Table RNP	0.716	Knorrwood Pines West - 52 Parcels, Blt 1997-2013, 9 vacants ('17) Sec 27. Mostly colonials and Contempts, with a couple of racnhes
RNR	E.C.F. Table RNR	0.716	Knorrwood Ridge
RPC	E.C.F. Table RPC	1.020	Paint Creek Knolls/Skyline
RSB	E.C.F. Table RSB	1.020	Silverbell Hills
RSH	E.C.F. Table RSH	0.822	Stonehenge Estates
RTW	E.C.F. Table RTW	0.927	Paint Creek Trail DELETE 2025
RUN	E.C.F. Table RUN	0.957	Lake Orion Schools/Romeo Schools

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RVL	E.C.F. Table RVL	1.080	VACANT LAND ONLY *NO RESIDENTIAL BUILDINGS OR FOUNDATIONS*
RVV	E.C.F. Table RVV	0.875	AG BUILDINGS AND LAND IMPROVEMENTS = OK
RWA	E.C.F. Table RWA	1.250	Valley View Estates
RWC	E.C.F. Table RWC DELETE FOR 2025	0.708	Whims Acres
RWL	E.C.F. Table RWL	0.776	Woods of Country Creek
RWR	E.C.F. Table RWR	1.069	Wellington
SEN	E.C.F. Table Senior Living	1.000	West of Rochester Rd/Rochester Schools