

Unit: 07 - GANGES TWP  
Rates/Values for Neighborhood 301N.INDUSTRIAL , Last Edited: 12/14/2025

Rates for Rate Table 'INDUSTRIAL', (SqFt)

< 1 ACRE : 2.46  
1 - 5 ACRES : 2.09  
5 - 10 ACRES : 1.42  
10+ ACRES : 0.74  
ROW : 0.00  
CONSUMERS ROW : 0.10

Unit: 07 - GANGES TWP  
Rates/Values for Neighborhood AG.AGRICULTURAL, Last Edited: 12/01/2025

Rates for Rate Table 'AG RATES', (Acres)

AG/DRY : 11,431  
AG/WET : 5,846  
AG HOME SITE : 30,750  
AG HOBBY FARM : 25,743  
ROW : 0

Unit: 07 - GANGES TWP  
Rates/Values for Neighborhood CLI.CENTRAL LAKE INFLUENCE, Last Edited: 10/04/2025

Sites:  
Site 'A': Description: '~1 AC ' Value: 120,000  
Site 'B': Description: '~ 1 AC WET/ENCM' Value: 110,000

Values for Acreage Table 1: '> 1 ACRE'  
1 Acre: 120,000 3 Acre: 145,000 10 Acre: 275,000 30 Acre: 900,000  
1.5 Acre: 122,500 4 Acre: 170,000 15 Acre: 450,000 40 Acre: 1,050,000  
2 Acre: 125,000 5 Acre: 190,000 20 Acre: 600,000 50 Acre: 1,200,000  
2.5 Acre: 135,000 7 Acre: 225,000 25 Acre: 750,000 100 Acre: 2,400,000

Values for Acreage Table 2: '>1 AC WET/ENC/AG DOM'  
1 Acre: 110,000 3 Acre: 130,000 10 Acre: 200,000 30 Acre: 300,000  
1.5 Acre: 115,000 4 Acre: 140,000 15 Acre: 225,000 40 Acre: 400,000  
2 Acre: 120,000 5 Acre: 150,000 20 Acre: 250,000 50 Acre: 500,000  
2.5 Acre: 125,000 7 Acre: 170,000 25 Acre: 275,000 100 Acre: 1,000,000

Unit: 07 - GANGES TWP  
Rates/Values for Neighborhood COM.COMMERCIAL , Last Edited: 12/14/2025

Rates for Rate Table 'COMMERCIAL SF RATES', (SqFt)

<1 ACRE : 2.46  
1 - 5 ACRES : 2.09  
5 - 10 ACRES : 1.42  
10 ACRES + : 0.74  
LOW : 0.05  
ROW : 0.00  
AG RATE : 0.16

Unit: 07 - GANGES TWP  
Rates/Values for Neighborhood HLB.HUTCHINS LAKE BACKLOT, Last Edited: 10/04/2025

Sites:  
Site 'A': Description: 'LRG / LK VIEW ' Value: 145,000  
Site 'B': Description: 'STANDARD ' Value: 101,500  
Site 'C': Description: 'SMALL/ENCUMBRD ' Value: 72,500  
Site 'D': Description: 'WET / VRY SMALL' Value: 40,600

Rates for Rate Table 'UNPLT > 1AC', (Acres)  
UNPLT > 1AC : 142,300

Unit: 07 - GANGES TWP  
Rates/Values for Neighborhood HLF.HUTCHINS LAKE FRONT, Last Edited: 02/10/2026

Frontages:  
Frontage 'A': Description: 'OFF 122ND ' FF Rate: 7080  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'B': Description: 'ON 122ND ' FF Rate: 8235  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'C': Description: 'CANAL FF ' FF Rate: 4028  
Standard Frontage: 0 Standard Depth : 0

Sites:  
Site 'D': Description: 'SWAMP LOT ' Value: 25,000

Unit: 07 - GANGES TWP  
Rates/Values for Neighborhood ILL.IMPR ON LEASED LAND, Last Edited: 02/03/2003

Unit: 07 - GANGES TWP  
Rates/Values for Neighborhood LMF.LAKE MICH FRONTAGE, Last Edited: 10/25/2025

Frontages:  
Frontage 'A': Description: 'LOW BLUF ' FF Rate: 12008  
Standard Frontage: 0 Standard Depth : 0  
Frontage 'B': Description: 'MOD BLUF PLATT ' FF Rate: 9205  
Standard Frontage: 0 Standard Depth : 350  
Frontage 'C': Description: 'MOD BLUF UNPLAT' FF Rate: 8390  
Standard Frontage: 0 Standard Depth : 600  
Frontage 'D': Description: 'HIGH BLF UNPLAT' FF Rate: 7484  
Standard Frontage: 0 Standard Depth : 600  
Frontage 'E': Description: 'HIGH BLF PLATT ' FF Rate: 8199  
Standard Frontage: 0 Standard Depth : 350  
Frontage 'F': Description: 'HGH BLF EROSION' FF Rate: 4939  
Standard Frontage: 0 Standard Depth : 300

Sites:  
Site 'I': Description: 'EXCESS BACK LOT' Value: 200,000

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Rates/Values for Neighborhood NLID.N LK INF DEV, Last Edited: 10/25/2025

Frontages:  
Frontage 'A': Description: 'PCF FF ' FF Rate: 1397  
Standard Frontage: 0 Standard Depth : 0

Sites:  
Site 'B': Description: 'PCF ON LKSHORE ' Value: 350,000

Rates for Rate Table 'VPC ARB@PC WND/WD TP', (Acres)  
DEEDED LK ACS : 314,930  
LESS THAN 1 AC : 210,467  
MORE THAN 1 AC : 170,571  
VPC OFF LS<1 AC: 314,608  
VPC OFF LS>1 AC: 178,571  
VPC LIM ACCESS : 120,000  
TRAPP : 66,000

Unit: 07 - GANGES TWP  
Rates/Values for Neighborhood NLIND.N LK INF NON-DEV, Last Edited: 10/25/2025

Sites:  
Site 'A': Description: 'ON/W LKSH<2 AC ' Value: 294,625  
Site 'B': Description: 'E LKSHR <2 AC ' Value: 175,000

Values for Acreage Table 1: '>5 AC E LKSHR'  
1 Acre: 0 3 Acre: 0 10 Acre: 629,825 30 Acre: 1,189,669  
1.5 Acre: 0 4 Acre: 0 15 Acre: 769,786 40 Acre: 1,329,630  
2 Acre: 0 5 Acre: 454,873 20 Acre: 909,747 50 Acre: 1,469,591  
2.5 Acre: 0 7 Acre: 374,999 25 Acre: 1,049,708 100 Acre: 2,939,181

Values for Acreage Table 2: 'WET/ENCUMBURED '  
1 Acre: 104,971 3 Acre: 125,965 10 Acre: 349,903 30 Acre: 594,834  
1.5 Acre: 108,120 4 Acre: 139,961 15 Acre: 384,893 40 Acre: 664,815  
2 Acre: 111,969 5 Acre: 160,955 20 Acre: 454,873 50 Acre: 734,795  
2.5 Acre: 118,967 7 Acre: 216,940 25 Acre: 524,854 100 Acre: 1,469,591

Rates for Rate Table '', (Acres)  
ON/W LS 2-5AC : 139,961  
ON/W LS 5-10AC : 104,971  
ON/W LS 10A + : 69,981  
E LS 2-5AC : 97,973

Unit: 07 - GANGES TWP  
Rates/Values for Neighborhood PERS.PERSONAL PROPERTY, Last Edited: 02/28/2002

Unit: 07 - GANGES TWP  
Rates/Values for Neighborhood RD.RURAL DEVELOPMENT, Last Edited: 01/10/2026

Rates for Rate Table '', (Acres)  
ORCHARD MEADOWS: 31,394  
FENNVIEW : 79,216  
SELAH : 50,000  
FENNVW CULDESAC: 33,170  
BLUEBERRY LN : 48,485

Unit: 07 - GANGES TWP  
Rates/Values for Neighborhood RUAA.RURAL ACREAGE- A, Last Edited: 12/05/2025

Sites:  
Site 'A': Description: ' < 1 ACRE ' Value: 61,609

Values for Acreage Table 1: 'SITE TABLE A'  
1 Acre: 65,932 3 Acre: 109,935 10 Acre: 189,080 30 Acre: 455,460  
1.5 Acre: 83,495 4 Acre: 115,240 15 Acre: 283,620 40 Acre: 607,280  
2 Acre: 87,554 5 Acre: 120,846 20 Acre: 303,640 50 Acre: 759,100  
2.5 Acre: 91,613 7 Acre: 132,356 25 Acre: 379,550 100 Acre: 1,518,200

Rates for Rate Table '', (Acres)  
COM CORDR 1.5-3: 77,593  
<20AC ENC 64TH : 9,878  
>20AC ENC 64TH : 5,197

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Rates/Values for Neighborhood RUAB.RURAL ACREAGE- B, Last Edited: 11/22/2025

Sites:  
Site 'A': Description: ' < 1 ACRE ' Value: 65,859

Values for Acreage Table 1: 'RURAL ACREAGE B'  
1 Acre: 65,859 3 Acre: 79,092 10 Acre: 181,100 30 Acre: 362,805  
1.5 Acre: 70,798 4 Acre: 83,679 15 Acre: 271,650 40 Acre: 395,480  
2 Acre: 75,736 5 Acre: 105,225 20 Acre: 297,465 50 Acre: 494,350  
2.5 Acre: 77,414 7 Acre: 126,770 25 Acre: 330,135 100 Acre: 988,700

Rates for Rate Table '', (Acres)  
R/W : 0  
LOW LAND : 500

Unit: 07 - GANGES TWP  
Rates/Values for Neighborhood SLID.SOUTH LAKE INF DEV, Last Edited: 09/07/2024

Rates for Rate Table 'PER ACRE RATES', (Acres)

CRWFRD & LNDMRK: 160,000  
GLN OAKS PLAT : 60,876  
GLN OAKS UNPLAT: 34,611  
MAES IN/ON CIRC: 351,060  
SASS/ASH-HM/BCH: 254,777  
MAES CRKWD PUD : 119,505  
MAES CRKWD : 87,407  
EG/SA < 0.3 AC : 436,506  
EG/SA > 0.3 AC : 305,845  
EG/SA LND LCKED: 135,952

Unit: 07 - GANGES TWP  
Rates/Values for Neighborhood SLIND.S LAKE INF NON-DEV, Last Edited: 11/23/2025

Sites:

Site 'A': Description: '< 0.5 ' Value: 79,011  
Site 'B': Description: '0.51 - 0.99 ' Value: 102,078

Values for Acreage Table 1: 'SOUTH LK INF NON-DEV'

1 Acre: 110,000	3 Acre: 144,942	10 Acre: 370,580	30 Acre: 750,000
1.5 Acre: 114,314	4 Acre: 193,256	15 Acre: 435,000	40 Acre: 1,000,000
2 Acre: 118,628	5 Acre: 241,570	20 Acre: 500,000	50 Acre: 1,250,000
2.5 Acre: 120,785	7 Acre: 259,406	25 Acre: 625,000	100 Acre: 2,500,000

Values for Acreage Table 2: 'WET'

1 Acre: 70,000	3 Acre: 126,350	10 Acre: 206,150	30 Acre: 332,500
1.5 Acre: 73,625	4 Acre: 133,000	15 Acre: 226,100	40 Acre: 465,500
2 Acre: 80,750	5 Acre: 166,250	20 Acre: 259,350	50 Acre: 731,500
2.5 Acre: 90,000	7 Acre: 186,200	25 Acre: 292,600	100 Acre: 1,330,000

Unit: -  
Rates/Values for Neighborhood -----, Last Edited: / /