

Unit: 52 - CITY OF BATTLE CREEK

Rates/Values for Neighborhood 00001.001 DEFAULT FOR REAL LAND TABLE, Last Edited: 11/27/2007

Unit: 52 - CITY OF BATTLE CREEK

Rates/Values for Neighborhood 00325.325 AGRICULTURE, Last Edited: 10/28/2024

Values for Acreage Table 1: '325 BLDG SITE CS'

1 Acre: 27,000	3 Acre: 52,200	10 Acre: 0	30 Acre: 0
1.5 Acre: 34,400	4 Acre: 62,000	15 Acre: 0	40 Acre: 0
2 Acre: 40,900	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 46,800	7 Acre: 0	25 Acre: 0	100 Acre: 0

Values for Acreage Table 2: '325 BLDG SITE BC'

1 Acre: 19,000	3 Acre: 38,800	10 Acre: 0	30 Acre: 0
1.5 Acre: 24,700	4 Acre: 46,800	15 Acre: 0	40 Acre: 0
2 Acre: 29,800	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 34,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Rates for Rate Table 'RATE TABLE 12', (Acres)

IRRIGATED	: 6,700
TILL	: 5,400
NON-TILL	: 3,300
WOODS MIXED/DRY	: 3,300
WOODS WET	: 3,300
PASTURE	: 3,300
DEVELOPMENTAL	: 5,000
SWAMP/MARSH	: 3,300
ROAD ROW	: 0
DRAIN ROW	: 0
	: 0

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Rates/Values for Neighborhood 00326.326 RURAL, Last Edited: 10/14/2024

Frontages:

Frontage 'A': Description: 'LKVW, CS ,HC	'	FF Rate: 200
Standard Frontage: 0		Standard Depth : 255
Frontage 'B': Description: 'BC SCH	'	FF Rate: 110
Standard Frontage: 0		Standard Depth : 300

Values for Acreage Table 1: 'LKVW, CS, HC'

1 Acre: 27,000	3 Acre: 52,200	10 Acre: 107,500	30 Acre: 207,800
1.5 Acre: 34,400	4 Acre: 62,000	15 Acre: 137,100	40 Acre: 246,900
2 Acre: 40,900	5 Acre: 70,900	20 Acre: 162,900	50 Acre: 282,300
2.5 Acre: 46,800	7 Acre: 86,800	25 Acre: 186,300	100 Acre: 500,000

Values for Acreage Table 2: 'BATTLE CREEK SCH DIS'

1 Acre: 19,000	3 Acre: 38,800	10 Acre: 84,900	30 Acre: 173,300
1.5 Acre: 24,700	4 Acre: 46,800	15 Acre: 110,500	40 Acre: 209,000
2 Acre: 29,800	5 Acre: 54,100	20 Acre: 133,200	50 Acre: 241,600
2.5 Acre: 34,500	7 Acre: 67,300	25 Acre: 154,000	100 Acre: 400,000

Values for Square Footage Table: 'POND / LAKE (90400)'

2,500 Sq Ft: 7,500	25,000 Sq Ft: 30,000	174,240 Sq Ft: 96,200
5,000 Sq Ft: 11,400	30,000 Sq Ft: 33,500	217,800 Sq Ft: 109,900
7,500 Sq Ft: 14,600	40,000 Sq Ft: 39,800	435,600 Sq Ft: 166,700
10,000 Sq Ft: 17,300	50,000 Sq Ft: 45,500	653,400 Sq Ft: 212,600
12,500 Sq Ft: 19,800	60,000 Sq Ft: 50,700	871,200 Sq Ft: 252,600
15,000 Sq Ft: 22,100	87,120 Sq Ft: 63,400	1,089,000 Sq Ft: 288,800
20,000 Sq Ft: 26,200	130,680 Sq Ft: 80,900	

Rates for Rate Table 'RATE TABLE 26', (Acres)

IRRIGATED	: 6,700
TILL	: 5,400
NON-TILL	: 3,300
WOODS MIXED/DRY	: 3,300
WOODS WET	: 3,300
PASTURE	: 3,300
DEVELOPMENTAL	: 5,000
SWAMP/MARSH	: 3,300
ROAD ROW	: 0
DRAIN ROW	: 0
SITE-TOWER	: 5,500
W/ POND	: 12,000

(Not included in total acreage calculation)

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Rates/Values for Neighborhood 00328.328 HUNTINGTON HILLS CONDOS, Last Edited: 06/07/2024

Frontages:
Frontage 'A': Description: '328 HUNTINGTON ' FF Rate: 590
 Standard Frontage: 0 Standard Depth : 150

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Rates/Values for Neighborhood 00800.800 NO LAND VALUE NEEDED, Last Edited: 09/24/2015

Unit: 52 - CITY OF BATTLE CREEK
Rates/Values for Neighborhood 20001.20001 GREEN LAND TABLE 1 , Last Edited: 06/07/2024

Frontages:
Frontage 'A': Description: 'GREEN A ' FF Rate: 140
 Standard Frontage: 75 Standard Depth : 132

Values for Acreage Table 1: 'GREEN/BLUE'

1	Acre: 24,000	3	Acre: 46,400	10	Acre: 95,500	30	Acre: 184,700
1.5	Acre: 30,600	4	Acre: 55,100	15	Acre: 121,900	40	Acre: 219,500
2	Acre: 36,400	5	Acre: 63,000	20	Acre: 144,800	50	Acre: 251,000
2.5	Acre: 41,600	7	Acre: 77,100	25	Acre: 165,600	100	Acre: 500,000

Rates for Rate Table 'GREEN', (SqFt)
GREEN SQ FT : 1.00
RIVER BASIN : 0.01
NOT USED BURIAL: 0.12

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Rates/Values for Neighborhood 20002.20002 YELLOW LAND TABLE 2 , Last Edited: 06/07/2024

Frontages:
Frontage 'A': Description: 'YELLOW A ' FF Rate: 200
 Standard Frontage: 80 Standard Depth : 132

Values for Acreage Table 1: 'YELLOW'

1	Acre: 32,000	3	Acre: 61,900	10	Acre: 127,400	30	Acre: 246,300
1.5	Acre: 40,800	4	Acre: 73,500	15	Acre: 162,500	40	Acre: 292,700
2	Acre: 48,500	5	Acre: 84,000	20	Acre: 193,100	50	Acre: 334,600
2.5	Acre: 55,500	7	Acre: 102,900	25	Acre: 220,800	100	Acre: 507,200

Rates for Rate Table 'YELLOW', (SqFt)
IRR SQ FT : 1.20
DRAIN ROW : 0.00
ROAD ROW : 0.00

Unit: 52 - CITY OF BATTLE CREEK
Rates/Values for Neighborhood 20003.20003 ORANGE LAND TABLE 3 , Last Edited: 06/07/2024

Frontages:
Frontage 'A': Description: 'ORANGE A ' FF Rate: 300
 Standard Frontage: 160 Standard Depth : 132

Values for Acreage Table 1: 'ORANGE/YELLOW'

1	Acre: 34,000	3	Acre: 65,700	10	Acre: 135,400	30	Acre: 261,700
1.5	Acre: 43,400	4	Acre: 78,100	15	Acre: 172,600	40	Acre: 311,000
2	Acre: 51,500	5	Acre: 89,300	20	Acre: 205,200	50	Acre: 355,500
2.5	Acre: 58,900	7	Acre: 109,300	25	Acre: 234,600	100	Acre: 538,900

Rates for Rate Table 'ORANGE', (SqFt)
BEACON RIDGE CO: 110000.00
 : 0.00
SQ FT : 1.80

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Rates/Values for Neighborhood 20004.20004 BLUE LAND TABLE 4, Last Edited: 07/03/2024

Frontages:

Frontage 'A': Description: 'BLUE LAND TABLE' FF Rate: 100
Standard Frontage: 75 Standard Depth : 132

Values for Acreage Table 1: 'GREEN/BLUE'

1 Acre: 24,000	3 Acre: 46,400	10 Acre: 95,500	30 Acre: 184,700
1.5 Acre: 30,600	4 Acre: 55,100	15 Acre: 121,900	40 Acre: 219,500
2 Acre: 36,400	5 Acre: 63,000	20 Acre: 144,800	50 Acre: 251,000
2.5 Acre: 41,600	7 Acre: 77,100	25 Acre: 165,600	100 Acre: 500,000

Rates for Rate Table 'BLUE RATE TABLE', (SqFt)

IRR SQFT RATE : 0.50
ROW : 0.00
SUBMERGED LAND : 0.01

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Rates/Values for Neighborhood 500.500 COLLECTOR ST, Last Edited: 09/19/2024

Values for Acreage Table 1: 'COLLECTOR'

1 Acre: 105,000	3 Acre: 182,000	10 Acre: 332,000	30 Acre: 575,000
1.5 Acre: 129,000	4 Acre: 210,000	15 Acre: 407,000	40 Acre: 664,000
2 Acre: 148,000	5 Acre: 235,000	20 Acre: 470,000	50 Acre: 742,000
2.5 Acre: 166,000	7 Acre: 278,000	25 Acre: 525,000	100 Acre: 1,050,000

Values for Acreage Table 2: 'COLLECTOR'

1 Acre: 105,000	3 Acre: 182,000	10 Acre: 332,000	30 Acre: 575,000
1.5 Acre: 129,000	4 Acre: 210,000	15 Acre: 407,000	40 Acre: 664,000
2 Acre: 148,000	5 Acre: 235,000	20 Acre: 470,000	50 Acre: 742,000
2.5 Acre: 166,000	7 Acre: 278,000	25 Acre: 525,000	100 Acre: 1,050,000

Rates for Rate Table 'UNDER AN ACRE', (SqFt)

COLLECTOR ST : 2.50
: 0.00
RES ZONING : 1.25
ROAD ROW : 0.00
COLLECTOR ST : 2.50
PANHANDLE : 0.05

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Rates/Values for Neighborhood 501.501 MINOR COMMERCIAL, Last Edited: 09/03/2024

Values for Acreage Table 1: 'MINOR COM (ARTERIAL)'

1 Acre: 200,000	3 Acre: 346,000	10 Acre: 632,000	30 Acre: 1,095,000
1.5 Acre: 245,000	4 Acre: 400,000	15 Acre: 775,000	40 Acre: 1,265,000
2 Acre: 283,000	5 Acre: 447,000	20 Acre: 894,000	50 Acre: 1,414,000
2.5 Acre: 316,000	7 Acre: 529,000	25 Acre: 1,000,000	100 Acre: 2,000,000

Rates for Rate Table 'UNDER AN ACRE', (SqFt)

MINOR COM : 4.50
MINOR COM : 4.50
RES ZONING : 1.25
ROAD ROW : 0.00
PANHANDLE : 0.05

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Rates/Values for Neighborhood 502.502 MAJOR COMMERCIAL, Last Edited: 09/03/2024

Values for Acreage Table 1: 'MAJOR COM (ARTERIAL)'

1 Acre: 425,000	3 Acre: 736,000	10 Acre: 1,344,000	30 Acre: 2,328,000
1.5 Acre: 521,000	4 Acre: 850,000	15 Acre: 1,646,000	40 Acre: 2,688,000
2 Acre: 601,000	5 Acre: 950,000	20 Acre: 1,901,000	50 Acre: 3,005,000
2.5 Acre: 672,000	7 Acre: 1,124,000	25 Acre: 2,125,000	100 Acre: 4,250,000

Rates for Rate Table 'UNDER AN ACRE', (SqFt)

MAJOR ARTERIAL : 8.00
ROW : 0.00
PANHANDLE : 0.05

Unit: 52 - CITY OF BATTLE CREEK
Rates/Values for Neighborhood 510.510 OFFICE CONDOS, Last Edited: 09/24/2024

Rates for Rate Table 'OFFICE CONDO', (SqFt)
OAKRIDGE 5.361A: 1.04
500 PER AC/SF : 0.00
MED ARTS 1.251A: 2.15
500 PER AC/SF : 0.00

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Rates/Values for Neighborhood 530.530 BECKLEY AREA, Last Edited: 09/03/2024

Values for Acreage Table 1: 'BECKLEY AREA'

1 Acre: 600,000	3 Acre: 1,039,000	10 Acre: 1,897,000	30 Acre: 3,286,000
1.5 Acre: 735,000	4 Acre: 1,200,000	15 Acre: 2,324,000	40 Acre: 3,795,000
2 Acre: 849,000	5 Acre: 1,342,000	20 Acre: 2,683,000	50 Acre: 4,243,000
2.5 Acre: 949,000	7 Acre: 1,587,000	25 Acre: 3,000,000	100 Acre: 6,000,000

Rates for Rate Table 'UNDER AN ACRE', (SqFt)
BECKLEY AREA : 14.00
PANHANDLE : 0.05

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Rates/Values for Neighborhood 580.580 APARTMENTS, Last Edited: 09/06/2023

Values for Acreage Table 1: 'ALL SCHOOL DISTRICTS'

1 Acre: 155,000	3 Acre: 269,000	10 Acre: 491,000	30 Acre: 850,000
1.5 Acre: 190,000	4 Acre: 310,000	15 Acre: 601,000	40 Acre: 981,000
2 Acre: 219,000	5 Acre: 347,000	20 Acre: 694,000	50 Acre: 1,097,000
2.5 Acre: 245,000	7 Acre: 411,000	25 Acre: 776,000	100 Acre: 1,552,000

Rates for Rate Table 'SQ FT', (SqFt)
ALL SCHOOL DIST: 1.70
ROAD ROW : 0.00

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Rates/Values for Neighborhood 600.600 GENERAL IND/COM, Last Edited: 09/26/2024

Values for Acreage Table 1: 'GENERAL IND & COM'

1 Acre: 28,000	3 Acre: 49,000	10 Acre: 90,000	30 Acre: 270,000
1.5 Acre: 35,000	4 Acre: 57,000	15 Acre: 135,000	40 Acre: 360,000
2 Acre: 40,000	5 Acre: 63,000	20 Acre: 180,000	50 Acre: 450,000
2.5 Acre: 45,000	7 Acre: 75,000	25 Acre: 225,000	100 Acre: 900,000

Rates for Rate Table '600 GENERAL IND/COM', (SqFt)
GENERAL IND/COM: 1.00
ROAD ROW : 0.00
PANHANDLE : 0.05

Unit: 52 - CITY OF BATTLE CREEK
Rates/Values for Neighborhood 695.695 PA189 PROPERTIES, Last Edited: 05/04/2023

Frontages:
Frontage 'A': Description: 'PA189 ' FF Rate: 25
Standard Frontage: 0 Standard Depth : 125

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Rates/Values for Neighborhood 90102.90102 WATER FRONT-SIZE & LOCATION, Last Edited: 08/09/2024

Frontages:

Frontage 'A':	Description: 'NORTH SHORE	'	FF Rate: 3200
	Standard Frontage: 0		Standard Depth : 150
Frontage 'B':	Description: 'NORTH COVE EAST'		FF Rate: 2200
	Standard Frontage: 0		Standard Depth : 220
Frontage 'C':	Description: 'NORTH COVE WEST'		FF Rate: 1850
	Standard Frontage: 0		Standard Depth : 200

Rates for Rate Table 'RATES BY SQFT BY LOC', (SqFt)

15000-	GEN LAKE:	15.00
12000-	NRTH/CVE:	15.00
15001+	GEN LAKE:	2.50
7001+	NRTH/CVE :	2.50
16001-	SO/CCLUB:	17.00
16001+	SO/CCLUB:	9.50
15001-	CHANNEL :	6.50
15001+	CHANNEL :	1.50
MARSH		: 0.07

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Rates/Values for Neighborhood 90200.90200 LAKEVIEW NORTH, Last Edited: 06/07/2024

Frontages:

Frontage 'A':	Description: 'A-LKV N	'	FF Rate: 300
	Standard Frontage: 95		Standard Depth : 140
Frontage 'D':	Description: 'BUSY ROAD	'	FF Rate: 200
	Standard Frontage: 95		Standard Depth : 140
Frontage 'F':	Description: 'GOLF COURSE	'	FF Rate: 180
	Standard Frontage: 95		Standard Depth : 140

Values for Acreage Table 1: 'LAKEVIEW => ACRE'

1	Acre: 32,000	3	Acre: 61,900	10	Acre: 127,400	30	Acre: 246,300
1.5	Acre: 40,800	4	Acre: 73,500	15	Acre: 162,500	40	Acre: 292,700
2	Acre: 48,500	5	Acre: 84,000	20	Acre: 193,100	50	Acre: 334,600
2.5	Acre: 55,500	7	Acre: 102,900	25	Acre: 220,800	100	Acre: 507,200

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Rates/Values for Neighborhood 90300.90300 RVRSIDE/MNGS/WSTBRK, Last Edited: 06/07/2024

Frontages:

Frontage 'A':	Description: 'A FF RATE	'	FF Rate: 370
	Standard Frontage: 132		Standard Depth : 235
Frontage 'B':	Description: 'LAKE ACCESS	'	FF Rate: 420
	Standard Frontage: 0		Standard Depth : 180
Frontage 'E':	Description: 'BCCC GOLFCOURSE'		FF Rate: 320
	Standard Frontage: 0		Standard Depth : 140
Frontage 'H':	Description: 'BUSY RD	'	FF Rate: 230
	Standard Frontage: 132		Standard Depth : 235
Frontage 'I':	Description: 'BROOK / CREEK	'	FF Rate: 270
	Standard Frontage: 0		Standard Depth : 235

Values for Acreage Table 1: '90300 > 1AC'

1	Acre: 45,000	3	Acre: 87,000	10	Acre: 179,100	30	Acre: 346,300
1.5	Acre: 57,400	4	Acre: 103,400	15	Acre: 228,500	40	Acre: 411,600
2	Acre: 68,200	5	Acre: 118,200	20	Acre: 271,500	50	Acre: 470,500
2.5	Acre: 78,000	7	Acre: 144,600	25	Acre: 310,400	100	Acre: 713,200

Values for Acreage Table 2: 'BROOK /GOLF ACREAGE'

1	Acre: 45,000	3	Acre: 77,900	10	Acre: 142,300	30	Acre: 246,500
1.5	Acre: 55,100	4	Acre: 90,000	15	Acre: 174,300	40	Acre: 284,600
2	Acre: 63,600	5	Acre: 100,600	20	Acre: 201,200	50	Acre: 318,200
2.5	Acre: 71,200	7	Acre: 119,100	25	Acre: 225,000	100	Acre: 450,000

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Rates/Values for Neighborhood 90400.90400 PONDS, Last Edited: 06/07/2024

Frontages:

Frontage 'B': Description: '90400-LAIRD LK ' FF Rate: 610
 Standard Frontage: 0 Standard Depth : 235
Frontage 'D': Description: '90400-EMER LK ' FF Rate: 560
 Standard Frontage: 0 Standard Depth : 235

Values for Acreage Table 1: '90400 POND ACREAGE'

1 Acre: 72,000	3 Acre: 124,700	10 Acre: 227,700	30 Acre: 394,400
1.5 Acre: 88,200	4 Acre: 144,000	15 Acre: 278,900	40 Acre: 455,400
2 Acre: 101,800	5 Acre: 161,000	20 Acre: 322,000	50 Acre: 509,100
2.5 Acre: 113,800	7 Acre: 190,500	25 Acre: 360,000	100 Acre: 720,000

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Rates/Values for Neighborhood 90500.90500 LAKEVIEW NEW DEVELPMT, Last Edited: 06/07/2024

Frontages:

Frontage 'A': Description: 'WDLNDS/MNGS HLL' FF Rate: 580
 Standard Frontage: 0 Standard Depth : 220
Frontage 'B': Description: 'WDLNDS BUSY RD ' FF Rate: 455
 Standard Frontage: 0 Standard Depth : 220
Frontage 'D': Description: 'FAIRWAY DOWNS ' FF Rate: 540
 Standard Frontage: 0 Standard Depth : 220
Frontage 'F': Description: 'WIND/CEDARRIDGE' FF Rate: 520
 Standard Frontage: 130 Standard Depth : 220

Values for Acreage Table 1: 'RIDGE AT CEDAR CREEK'

1 Acre: 72,000	3 Acre: 124,700	10 Acre: 227,700	30 Acre: 394,400
1.5 Acre: 88,200	4 Acre: 144,000	15 Acre: 278,900	40 Acre: 455,400
2 Acre: 101,800	5 Acre: 161,000	20 Acre: 322,000	50 Acre: 509,100
2.5 Acre: 113,800	7 Acre: 190,500	25 Acre: 360,000	100 Acre: 720,000

Values for Square Footage Table: 'STNGATE SF LAND'

2,500 Sq Ft: 6,000	25,000 Sq Ft: 29,200	174,240 Sq Ft: 111,600
5,000 Sq Ft: 9,600	30,000 Sq Ft: 33,200	217,800 Sq Ft: 130,200
7,500 Sq Ft: 12,700	40,000 Sq Ft: 40,400	435,600 Sq Ft: 210,100
10,000 Sq Ft: 15,500	50,000 Sq Ft: 47,200	653,400 Sq Ft: 277,900
12,500 Sq Ft: 18,100	60,000 Sq Ft: 53,500	871,200 Sq Ft: 338,900
15,000 Sq Ft: 20,600	87,120 Sq Ft: 69,200	1,089,000 Sq Ft: 395,300
20,000 Sq Ft: 25,100	130,680 Sq Ft: 91,500	

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Rates/Values for Neighborhood 90709.90709 LAKEVIEW CONDO, Last Edited: 11/02/2023

Rates for Rate Table 'CONDO UNITS', (Units)

EDGWTR 1.26A CO: 385,000	(Not included in total acreage calculation)
NORTHSHORE COMM: 510,000	(Not included in total acreage calculation)
BYTWR 1.45A COM: 390,000	(Not included in total acreage calculation)
BYVLLG 1.248A C: 410,000	(Not included in total acreage calculation)
HIAWATHA COMMON: 920,000	(Not included in total acreage calculation)
BRIDGEWOOD 19.6: 700,000	(Not included in total acreage calculation)
HUNT H C27.675A: 850,000	(Not included in total acreage calculation)
ASHTON 37.21A : 1,210,000	(Not included in total acreage calculation)
VLA WIND 11.54A: 580,000	(Not included in total acreage calculation)
THE RIDGE 6.36A: 400,000	(Not included in total acreage calculation)
CLUBHOUSE-90709: 425,000	(Not included in total acreage calculation)
POTTERS 25.605A: 610,000	(Not included in total acreage calculation)

Unit: -

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