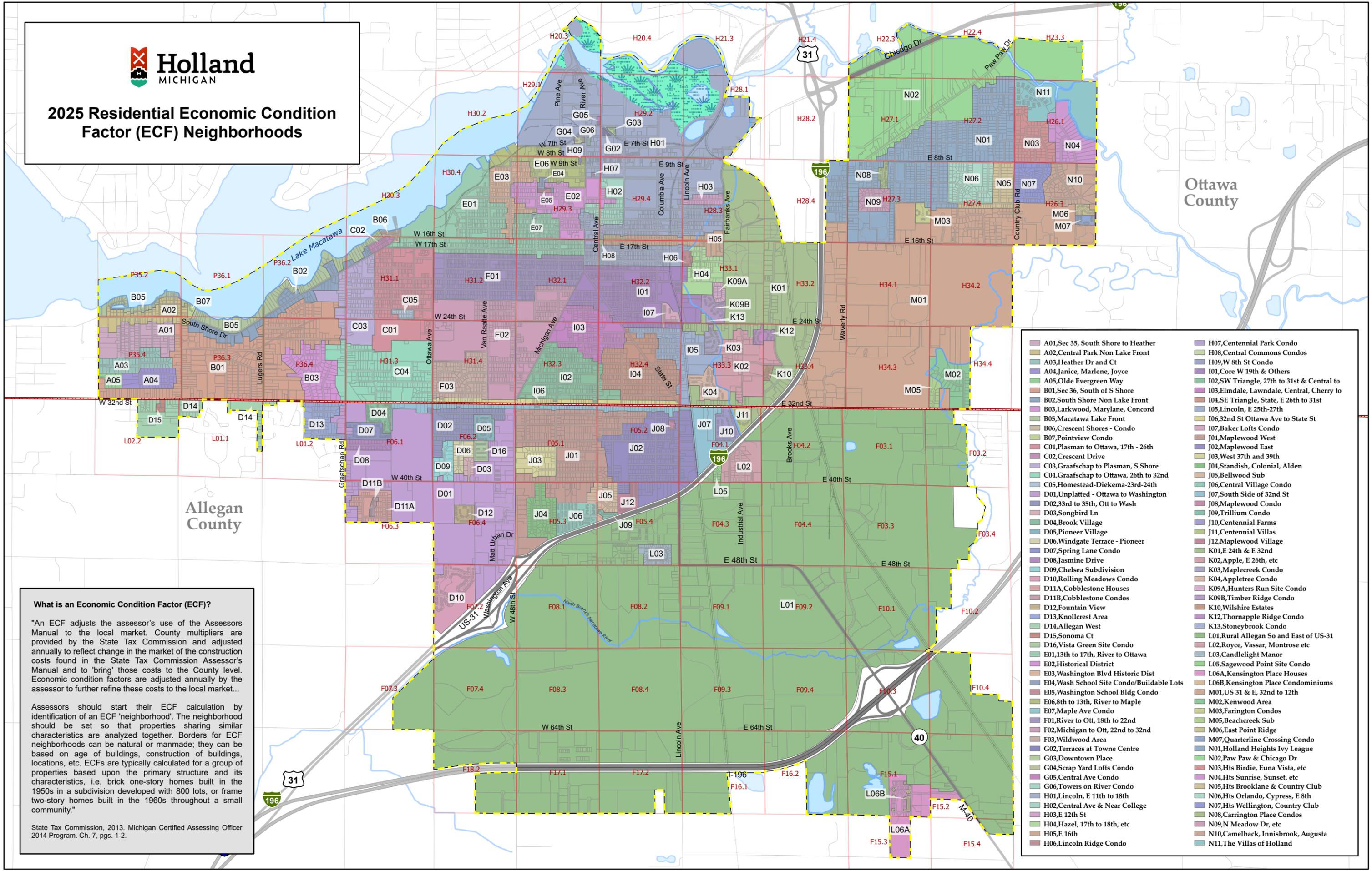




2025 Residential Economic Condition Factor (ECF) Neighborhoods



Ottawa County

Allegan County

What is an Economic Condition Factor (ECF)?

"An ECF adjusts the assessor's use of the Assessors Manual to the local market. County multipliers are provided by the State Tax Commission and adjusted annually to reflect change in the market of the construction costs found in the State Tax Commission Assessor's Manual and to 'bring' those costs to the County level. Economic condition factors are adjusted annually by the assessor to further refine these costs to the local market..."

Assessors should start their ECF calculation by identification of an ECF 'neighborhood'. The neighborhood should be set so that properties sharing similar characteristics are analyzed together. Borders for ECF neighborhoods can be natural or manmade; they can be based on age of buildings, construction of buildings, locations, etc. ECFs are typically calculated for a group of properties based upon the primary structure and its characteristics, i.e. brick one-story homes built in the 1950s in a subdivision developed with 800 lots, or frame two-story homes built in the 1960s throughout a small community."

State Tax Commission, 2013. Michigan Certified Assessing Officer 2014 Program. Ch. 7, pgs. 1-2.

- A01, Sec 35, South Shore to Heather
- A02, Central Park Non Lake Front
- A03, Heather Dr and Ct
- A04, Janice, Marlene, Joyce
- A05, Olde Evergreen Way
- B01, Sec 36, South of S Shore
- B02, South Shore Non Lake Front
- B03, Larkwood, Marylane, Concord
- B05, Macatawa Lake Front
- B06, Crescent Shores - Condo
- B07, Pointview Condo
- C01, Plasman to Ottawa, 17th - 26th
- C02, Crescent Drive
- C03, Graafschap to Plasman, S Shore
- C04, Graafschap to Ottawa, 26th to 32nd
- C05, Homestead-Diekema-23rd-24th
- D01, Unplatted - Ottawa to Washington
- D02, 33rd to 35th, Ott to Wash
- D03, Songbird Ln
- D04, Brook Village
- D05, Pioneer Village
- D06, Windgate Terrace - Pioneer
- D07, Spring Lane Condo
- D08, Jasmine Drive
- D09, Chelsea Subdivision
- D10, Rolling Meadows Condo
- D11A, Cobblestone Houses
- D11B, Cobblestone Condos
- D12, Fountain View
- D13, Knollcrest Area
- D14, Allegan West
- D15, Sonoma Ct
- D16, Vista Green Site Condo
- E01, 13th to 17th, River to Ottawa
- E02, Historical District
- E03, Washington Blvd Historic Dist
- E04, Wash School Site Condo/Buildable Lots
- E05, Washington School Bldg Condo
- E06, 8th to 13th, River to Maple
- E07, Maple Ave Condo
- F01, River to Ott, 18th to 22nd
- F02, Michigan to Ott, 22nd to 32nd
- F03, Wildwood Area
- F04, Terraces at Towne Centre
- F05, Downtown Place
- F06, Scrap Yard Lofts Condo
- F07, Central Ave Condo
- F08, Towers on River Condo
- F09, Lincoln, E 11th to 18th
- F10, Central Ave & Near College
- F11, E 12th St
- F12, Hazel, 17th to 18th, etc
- F13, Lincoln Ridge Condo
- F14, Centennial Park Condo
- F15, Central Commons Condos
- F16, W 8th St Condo
- F17, Core W 19th & Others
- F18, SW Triangle, 27th to 31st & Central to
- F19, Elmdale, Lawndale, Central, Cherry to
- F20, SE Triangle, State, E 26th to 31st
- F21, Concord, E 25th-27th
- F22, 32nd St Ottawa Ave to State St
- F23, Baker Lofts Condo
- F24, Maplewood West
- F25, Maplewood East
- F26, West 37th and 39th
- F27, Standish, Colonial, Alden
- F28, Bellwood Sub
- F29, Central Village Condo
- F30, South Side of 32nd St
- F31, Maplewood Condo
- F32, Trillium Condo
- F33, Centennial Farms
- F34, Centennial Villas
- F35, Windgate Terrace - Pioneer
- F36, J12, Maplewood Village
- F37, K01, E 24th & E 32nd
- F38, K02, Apple, E 26th, etc
- F39, K03, Maplecreek Condo
- F40, K04, Appletree Condo
- F41, K09A, Hunters Run Site Condo
- F42, K09B, Timber Ridge Condo
- F43, K10, Wilshire Estates
- F44, K12, Thornapple Ridge Condo
- F45, K13, Stoneybrook Condo
- F46, L01, Rural Allegan So and East of US-31
- F47, L03, Candlelight Manor
- F48, L05, Sagewood Point Site Condo
- F49, L06A, Kensington Place Houses
- F50, L06B, Kensington Place Condominiums
- F51, M01, US 31 & E, 32nd to 12th
- F52, M02, Kenwood Area
- F53, M03, Farington Condos
- F54, M05, Beachcreek Sub
- F55, M06, East Point Ridge
- F56, M07, Quarterline Crossing Condo
- F57, N01, Holland Heights Ivy League
- F58, N02, Paw Paw & Chicago Dr
- F59, N03, Hts Birdie, Euna Vista, etc
- F60, N04, Hts Sunrise, Sunset, etc
- F61, N05, Hts Brooklane & Country Club
- F62, N06, Hts Orlando, Cypress, E 8th
- F63, N07, Hts Wellington, Country Club
- F64, N08, Carrington Place Condos
- F65, N09, N Meadow Dr, etc
- F66, N10, Camelback, Innisbrook, Augusta
- F67, N11, The Villas of Holland