

Unit: 12 - LINCOLN CHARTER TOWNSHIP

Rates/Values for Neighborhood 12101.12101.AGRICULTURAL, Last Edited: 11/26/2025

Values for Acreage Table 1: 'AGRICULTURAL ACREAGE'

1 Acre: 20,038	3 Acre: 45,738	10 Acre: 113,256	30 Acre: 261,360
1.5 Acre: 27,443	4 Acre: 57,499	15 Acre: 150,282	40 Acre: 313,632
2 Acre: 33,977	5 Acre: 67,518	20 Acre: 191,664	50 Acre: 370,260
2.5 Acre: 40,293	7 Acre: 85,378	25 Acre: 228,690	100 Acre: 653,400

Unit: 12 - LINCOLN CHARTER TOWNSHIP

Rates/Values for Neighborhood 12210.12210.COMMERCIAL TWP & VILLAGE - HI, Last Edited: 10/15/2025

Values for Square Footage Table: 'HGHWY,TRAFFIC,DWNTWN'

2,500 Sq Ft: 45,000	25,000 Sq Ft: 142,250	174,240 Sq Ft: 376,358
5,000 Sq Ft: 63,650	30,000 Sq Ft: 156,000	217,800 Sq Ft: 420,354
7,500 Sq Ft: 77,925	40,000 Sq Ft: 180,000	435,600 Sq Ft: 592,416
10,000 Sq Ft: 90,000	50,000 Sq Ft: 201,000	653,400 Sq Ft: 725,274
12,500 Sq Ft: 100,625	60,000 Sq Ft: 220,200	871,200 Sq Ft: 836,352
15,000 Sq Ft: 110,250	87,120 Sq Ft: 265,716	1,089,000 Sq Ft: 936,540
20,000 Sq Ft: 127,200	130,680 Sq Ft: 325,393	

Unit: 12 - LINCOLN CHARTER TOWNSHIP

Rates/Values for Neighborhood 12220.12220.COMMERCIAL TWP & VILLAGE-LOW, Last Edited: 11/12/2025

Values for Square Footage Table: 'AVE, LOW, RURAL'

2,500 Sq Ft: 14,425	25,000 Sq Ft: 45,000	174,240 Sq Ft: 118,483
5,000 Sq Ft: 20,350	30,000 Sq Ft: 49,500	217,800 Sq Ft: 130,680
7,500 Sq Ft: 24,825	40,000 Sq Ft: 56,800	435,600 Sq Ft: 187,308
10,000 Sq Ft: 28,600	50,000 Sq Ft: 63,500	653,400 Sq Ft: 228,690
12,500 Sq Ft: 32,000	60,000 Sq Ft: 69,600	871,200 Sq Ft: 261,360
15,000 Sq Ft: 34,950	87,120 Sq Ft: 83,635	1,089,000 Sq Ft: 294,030
20,000 Sq Ft: 40,400	130,680 Sq Ft: 101,930	

Unit: 12 - LINCOLN CHARTER TOWNSHIP

Rates/Values for Neighborhood 12300.12300.LINCOLN TOWNSHIP INDUSTRIAL, Last Edited: 01/12/2026

Values for Acreage Table 1: 'LARGE TRACT IND ACRE'

1 Acre: 78,408	3 Acre: 135,907	10 Acre: 248,292	30 Acre: 431,244
1.5 Acre: 96,050	4 Acre: 156,816	15 Acre: 300,564	40 Acre: 487,872
2 Acre: 110,642	5 Acre: 174,240	20 Acre: 348,480	50 Acre: 544,500
2.5 Acre: 124,146	7 Acre: 207,346	25 Acre: 392,040	100 Acre: 784,080

Values for Square Footage Table: 'SMALL TRACT IND SF '

2,500 Sq Ft: 18,750	25,000 Sq Ft: 59,250	174,240 Sq Ft: 156,816
5,000 Sq Ft: 26,500	30,000 Sq Ft: 65,100	217,800 Sq Ft: 174,240
7,500 Sq Ft: 32,475	40,000 Sq Ft: 75,200	435,600 Sq Ft: 248,292
10,000 Sq Ft: 37,500	50,000 Sq Ft: 84,000	653,400 Sq Ft: 300,564
12,500 Sq Ft: 41,875	60,000 Sq Ft: 91,800	871,200 Sq Ft: 348,480
15,000 Sq Ft: 45,900	87,120 Sq Ft: 110,642	1,089,000 Sq Ft: 392,040
20,000 Sq Ft: 53,000	130,680 Sq Ft: 135,907	

Unit: 12 - LINCOLN CHARTER TOWNSHIP

Rates/Values for Neighborhood 12401.12401.A & B+ CLASS HOMES, Last Edited: 07/28/2025

Frontages:

Frontage 'E': Description: 'STANDARD LOT' FF Rate: 675
Standard Frontage: 110 Standard Depth : 170

Values for Acreage Table 1: 'LARGE PARCEL ACREAGE'

1 Acre: 75,359	3 Acre: 96,703	10 Acre: 126,324	30 Acre: 156,816
1.5 Acre: 82,328	4 Acre: 102,802	15 Acre: 137,214	40 Acre: 174,240
2 Acre: 87,991	5 Acre: 106,722	20 Acre: 148,104	50 Acre: 174,240
2.5 Acre: 92,565	7 Acre: 115,870	25 Acre: 152,460	100 Acre: 217,800

Unit: 12 - LINCOLN CHARTER TOWNSHIP

Rates/Values for Neighborhood 12402.12402.B CLASS HOMES, Last Edited: 07/28/2025

Frontages:

Frontage 'E': Description: 'STANDARD LOT' FF Rate: 525
Standard Frontage: 100 Standard Depth : 150

Values for Acreage Table 1: 'LARGE PARCEL ACREAGE'

1 Acre: 75,359	3 Acre: 96,703	10 Acre: 126,324	30 Acre: 156,816
1.5 Acre: 82,328	4 Acre: 102,802	15 Acre: 137,214	40 Acre: 174,240
2 Acre: 87,991	5 Acre: 106,722	20 Acre: 148,104	50 Acre: 174,240
2.5 Acre: 92,565	7 Acre: 115,870	25 Acre: 152,460	100 Acre: 217,800

Unit: 12 - LINCOLN CHARTER TOWNSHIP

Rates/Values for Neighborhood 12403.12403.BC CLASS HOMES, Last Edited: 07/28/2025

Frontages:

Frontage 'E': Description: 'STANDARD LOT' FF Rate: 500
Standard Frontage: 100 Standard Depth : 135

Values for Acreage Table 1: 'LARGE PARCEL ACREAGE'

1 Acre: 75,359	3 Acre: 96,703	10 Acre: 126,324	30 Acre: 156,816
1.5 Acre: 82,328	4 Acre: 102,802	15 Acre: 137,214	40 Acre: 174,240
2 Acre: 87,991	5 Acre: 106,722	20 Acre: 148,104	50 Acre: 174,240
2.5 Acre: 92,565	7 Acre: 115,870	25 Acre: 152,460	100 Acre: 217,800

Unit: 12 - LINCOLN CHARTER TOWNSHIP

Rates/Values for Neighborhood 12404.12404.C+ CLASS HOMES, Last Edited: 07/28/2025

Frontages:

Frontage 'E': Description: 'STANDARD LOT' FF Rate: 450
Standard Frontage: 100 Standard Depth : 132

Values for Acreage Table 1: 'LARGE PARCEL ACREAGE'

1 Acre: 67,082	3 Acre: 87,556	10 Acre: 117,612	30 Acre: 156,816
1.5 Acre: 73,834	4 Acre: 94,090	15 Acre: 130,680	40 Acre: 174,240
2 Acre: 79,279	5 Acre: 100,188	20 Acre: 139,392	50 Acre: 174,240
2.5 Acre: 83,853	7 Acre: 109,771	25 Acre: 152,460	100 Acre: 217,800

Unit: 12 - LINCOLN CHARTER TOWNSHIP

Rates/Values for Neighborhood 12405.12405.C CLASS HOMES, Last Edited: 07/28/2025

Frontages:

Frontage 'E': Description: 'STANDARD LOT' FF Rate: 425
Standard Frontage: 100 Standard Depth : 132

Values for Acreage Table 1: 'LARGE PARCEL ACREAGE'

1 Acre: 67,082	3 Acre: 87,556	10 Acre: 117,612	30 Acre: 156,816
1.5 Acre: 73,834	4 Acre: 94,090	15 Acre: 130,680	40 Acre: 174,240
2 Acre: 79,279	5 Acre: 100,188	20 Acre: 139,392	50 Acre: 174,240
2.5 Acre: 83,853	7 Acre: 109,771	25 Acre: 152,460	100 Acre: 217,800

Unit: 12 - LINCOLN CHARTER TOWNSHIP

Rates/Values for Neighborhood 12406.12406.CD CLASS HOMES, Last Edited: 07/28/2025

Frontages:

Frontage 'E': Description: 'STANDARD LOT' FF Rate: 350
Standard Frontage: 100 Standard Depth : 150

Values for Acreage Table 1: 'LARGE PARCEL ACREAGE'

1 Acre: 56,628	3 Acre: 67,954	10 Acre: 82,764	30 Acre: 104,544
1.5 Acre: 60,766	4 Acre: 71,438	15 Acre: 91,476	40 Acre: 104,544
2 Acre: 63,598	5 Acre: 74,052	20 Acre: 95,832	50 Acre: 108,900
2.5 Acre: 66,429	7 Acre: 79,279	25 Acre: 98,010	100 Acre: 130,680

Unit: 12 - LINCOLN CHARTER TOWNSHIP

Rates/Values for Neighborhood 12407.12407.WYNDSTONE SUBDIVISON, Last Edited: 07/28/2025

Frontages:

Frontage 'E': Description: 'STANDARD LOT' FF Rate: 475
Standard Frontage: 95 Standard Depth : 170

Values for Acreage Table 1: 'LARGE PARCEL ACREAGE'

1 Acre: 75,359	3 Acre: 96,703	10 Acre: 126,324	30 Acre: 156,816
1.5 Acre: 82,328	4 Acre: 102,802	15 Acre: 137,214	40 Acre: 174,240
2 Acre: 87,991	5 Acre: 106,722	20 Acre: 148,104	50 Acre: 174,240
2.5 Acre: 92,565	7 Acre: 115,870	25 Acre: 152,460	100 Acre: 217,800

Unit: 12 - LINCOLN CHARTER TOWNSHIP

Rates/Values for Neighborhood 12408.12408.RURAL HOMES - MIXED CLASS, Last Edited: 07/28/2025

Frontages:

Frontage 'E': Description: 'STANDARD LOT' ' FF Rate: 350
Standard Frontage: 100 Standard Depth : 150

Values for Acreage Table 1: 'LARGE PARCEL ACREAGE'

1 Acre: 67,082	3 Acre: 87,556	10 Acre: 117,612	30 Acre: 156,816
1.5 Acre: 73,834	4 Acre: 94,090	15 Acre: 130,680	40 Acre: 174,240
2 Acre: 79,279	5 Acre: 100,188	20 Acre: 139,392	50 Acre: 174,240
2.5 Acre: 83,853	7 Acre: 109,771	25 Acre: 152,460	100 Acre: 217,800

Unit: 12 - LINCOLN CHARTER TOWNSHIP

Rates/Values for Neighborhood 12409.12409.DUPLEX HOMES TOWNSHIP, Last Edited: 07/28/2025

Frontages:

Frontage 'E': Description: 'STANDARD LOT' FF Rate: 350
Standard Frontage: 100 Standard Depth : 150

Values for Acreage Table 1: 'LARGE PARCEL ACREAGE'

1 Acre: 56,628	3 Acre: 67,954	10 Acre: 82,764	30 Acre: 104,544
1.5 Acre: 60,766	4 Acre: 71,438	15 Acre: 91,476	40 Acre: 104,544
2 Acre: 63,598	5 Acre: 74,052	20 Acre: 95,832	50 Acre: 108,900
2.5 Acre: 66,429	7 Acre: 79,279	25 Acre: 98,010	100 Acre: 130,680

Unit: 12 - LINCOLN CHARTER TOWNSHIP
Rates/Values for Neighborhood 12410.12410.TOWNSHIP CONDOS, Last Edited: 07/18/2025

Sites:		
Site 'E':	Description: 'PEACHTREE CONDO'	Value: 50,000
Site 'F':	Description: 'HICKORYTRACE '	Value: 85,000
Site 'H':	Description: 'WOODBIDGE '	Value: 50,000

Unit: 12 - LINCOLN CHARTER TOWNSHIP

Rates/Values for Neighborhood 12411.12411.TOWNSHIP RENTAL CONDOS, Last Edited: 04/28/2023

Sites:

Site 'E':	Description: 'CONDO RENTAL'	Value: 50,000
-----------	-----------------------------	---------------

Unit: 12 - LINCOLN CHARTER TOWNSHIP
Rates/Values for Neighborhood 12412.12412.MAIDEN LANE CONDO, Last Edited: 06/24/2024

Sites:			
Site 'A':	Description: 'POND END	'	Value: 160,000
Site 'B':	Description: 'POND CORNER	'	Value: 160,000
Site 'C':	Description: 'POND NORMAL	'	Value: 125,000
Site 'D':	Description: 'NONPOND SUB	'	Value: 65,000
Site 'E':	Description: 'NONPOND FIELD	'	Value: 65,000

Unit: 12 - LINCOLN CHARTER TOWNSHIP

Rates/Values for Neighborhood 12421.12421.LAKE MICHIGAN LAKEFRONT HOMES, Last Edited: 08/06/2025

Frontages:

Frontage 'A': Description: 'LAKEFRONT BEACH' FF Rate: 9000
Standard Frontage: 100 Standard Depth : 300
Frontage 'E': Description: 'LKFRT RCK/BLUFF' FF Rate: 6250
Standard Frontage: 100 Standard Depth : 300
Frontage 'H': Description: 'LKFRT ERO DNGR ' FF Rate: 1500
Standard Frontage: 100 Standard Depth : 300

Values for Acreage Table 1: 'LAKEFRONT ACREAGE '

1 Acre: 592,852	3 Acre: 738,342	10 Acre: 940,896	30 Acre: 1,176,120
1.5 Acre: 642,946	4 Acre: 782,338	15 Acre: 1,019,304	40 Acre: 1,237,104
2 Acre: 681,278	5 Acre: 818,928	20 Acre: 1,080,288	50 Acre: 1,306,800
2.5 Acre: 712,206	7 Acre: 875,120	25 Acre: 1,132,560	100 Acre: 1,481,040

Values for Acreage Table 2: 'LARGE PARCEL ACREAGE'

1 Acre: 244,807	3 Acre: 401,188	10 Acre: 688,248	30 Acre: 1,136,916
1.5 Acre: 293,377	4 Acre: 456,509	15 Acre: 829,818	40 Acre: 1,289,376
2 Acre: 334,541	5 Acre: 505,296	20 Acre: 840,896	50 Acre: 1,415,700
2.5 Acre: 369,171	7 Acre: 588,496	25 Acre: 1,045,440	100 Acre: 1,960,200

Unit: 12 - LINCOLN CHARTER TOWNSHIP

Rates/Values for Neighborhood 12422.12422.LAKE ACCESS & LAKE COMMUNITY, Last Edited: 07/28/2025

Frontages:

Frontage 'C': Description: 'LKFRT ROAD VIEW' FF Rate: 6000
Standard Frontage: 120 Standard Depth : 250
Frontage 'E': Description: 'STANDARD LOT ' FF Rate: 1500
Standard Frontage: 120 Standard Depth : 250

Values for Acreage Table 1: 'LAKEFRONT ACREAGE'

1 Acre: 592,852	3 Acre: 738,342	10 Acre: 940,896	30 Acre: 1,176,120
1.5 Acre: 642,946	4 Acre: 782,338	15 Acre: 1,019,304	40 Acre: 1,237,104
2 Acre: 681,278	5 Acre: 818,928	20 Acre: 1,080,288	50 Acre: 1,306,800
2.5 Acre: 712,206	7 Acre: 875,120	25 Acre: 1,132,560	100 Acre: 1,481,040

Values for Acreage Table 2: 'LARGE PARCEL ACREAGE'

1 Acre: 244,807	3 Acre: 401,188	10 Acre: 688,248	30 Acre: 1,136,916
1.5 Acre: 293,377	4 Acre: 456,509	15 Acre: 829,818	40 Acre: 1,289,376
2 Acre: 334,541	5 Acre: 505,296	20 Acre: 940,896	50 Acre: 1,415,700
2.5 Acre: 369,171	7 Acre: 588,496	25 Acre: 1,045,440	100 Acre: 1,960,200

Unit: 12 - LINCOLN CHARTER TOWNSHIP

Rates/Values for Neighborhood 12423.12423.LAKE INFLUENCE HOMES, Last Edited: 07/28/2025

Frontages:

Frontage 'B':	Description: 'G MERE LAKE	'	FF Rate: 1900
	Standard Frontage: 70		Standard Depth : 132
Frontage 'C':	Description: 'STANDARD LOT	'	FF Rate: 500
	Standard Frontage: 100		Standard Depth : 150
Frontage 'E':	Description: 'STANDARD LOT	'	FF Rate: 500
	Standard Frontage: 100		Standard Depth : 150

Values for Acreage Table 1: 'LAKE INFLUENCE ACRE'

1 Acre: 84,506	3 Acre: 105,851	10 Acre: 135,036	30 Acre: 169,884
1.5 Acre: 92,129	4 Acre: 111,514	15 Acre: 143,748	40 Acre: 174,240
2 Acre: 97,574	5 Acre: 117,612	20 Acre: 156,816	50 Acre: 196,020
2.5 Acre: 101,277	7 Acre: 125,017	25 Acre: 163,350	100 Acre: 217,800

Unit: 12 - LINCOLN CHARTER TOWNSHIP
Rates/Values for Neighborhood 12424.12424.LAKE INFLUENCE CONDOS, Last Edited: 07/21/2025

Sites:
Site 'C': Description: 'SURFSIDE CONDOS' Value: 175,000

Rates for Rate Table 'SABLE SHORES', (SqFt)
ALL PHASES : 135.00

Unit: 12 - LINCOLN CHARTER TOWNSHIP

Rates/Values for Neighborhood 45401.45401.BC+ CLASS HOMES VILLAGE, Last Edited: 07/28/2025

Frontages:

Frontage 'E': Description: 'STANDARD LOT' FF Rate: 425
Standard Frontage: 90 Standard Depth : 150

Values for Acreage Table 1: 'LARGE PARCEL ACREAGE'

1 Acre: 75,359	3 Acre: 96,703	10 Acre: 126,324	30 Acre: 156,816
1.5 Acre: 82,328	4 Acre: 102,802	15 Acre: 137,214	40 Acre: 174,240
2 Acre: 87,991	5 Acre: 106,722	20 Acre: 148,104	50 Acre: 174,240
2.5 Acre: 92,565	7 Acre: 115,870	25 Acre: 152,460	100 Acre: 217,800

Unit: 12 - LINCOLN CHARTER TOWNSHIP

Rates/Values for Neighborhood 45402.45402.C CLASS HOMES VILLAGE, Last Edited: 07/28/2025

Frontages:

Frontage 'E': Description: 'STANDARD LOT' FF Rate: 400
 Standard Frontage: 90 Standard Depth : 150

Values for Acreage Table 1: 'LARGE PARCEL ACREAGE'

1 Acre: 67,082	3 Acre: 87,556	10 Acre: 117,612	30 Acre: 156,816
1.5 Acre: 73,834	4 Acre: 94,090	15 Acre: 130,680	40 Acre: 174,240
2 Acre: 79,279	5 Acre: 100,188	20 Acre: 139,392	50 Acre: 174,240
2.5 Acre: 83,853	7 Acre: 109,771	25 Acre: 152,460	100 Acre: 217,800

Unit: 12 - LINCOLN CHARTER TOWNSHIP

Rates/Values for Neighborhood 45403.45403.CD CLASS HOMES VILLAGE, Last Edited: 07/28/2025

Frontages:

Frontage 'E': Description: 'STANDARD LOT' FF Rate: 350
Standard Frontage: 100 Standard Depth : 150

Values for Acreage Table 1: 'LARGE PARCEL ACREAGE'

1 Acre: 56,628	3 Acre: 67,954	10 Acre: 82,764	30 Acre: 104,544
1.5 Acre: 60,766	4 Acre: 71,438	15 Acre: 91,476	40 Acre: 104,544
2 Acre: 63,598	5 Acre: 74,052	20 Acre: 95,832	50 Acre: 108,900
2.5 Acre: 66,429	7 Acre: 49,279	25 Acre: 98,010	100 Acre: 130,680

Unit: 12 - LINCOLN CHARTER TOWNSHIP

Rates/Values for Neighborhood 45404.45404.DUPLEX HOMES VILLAGE, Last Edited: 07/28/2025

Frontages:

Frontage 'E': Description: 'STANDARD LOT' FF Rate: 350
Standard Frontage: 100 Standard Depth : 150

Values for Acreage Table 1: 'LARGE PARCEL ACREAGE'

1 Acre: 56,628	3 Acre: 67,954	10 Acre: 82,764	30 Acre: 104,544
1.5 Acre: 60,766	4 Acre: 71,438	15 Acre: 91,476	40 Acre: 104,544
2 Acre: 63,598	5 Acre: 74,052	20 Acre: 95,832	50 Acre: 108,900
2.5 Acre: 66,429	7 Acre: 79,279	25 Acre: 98,010	100 Acre: 130,680

Unit: 12 - LINCOLN CHARTER TOWNSHIP

Rates/Values for Neighborhood 45451.45451.CONDO HOMES VILLAGE, Last Edited: 03/24/2022

Rates for Rate Table 'CONDO SITE VALUES', (Units)
THE VILLAGE : 50,000

Unit: 12 - LINCOLN CHARTER TOWNSHIP
Rates/Values for Neighborhood 99.PERSONAL PROPERTY, Last Edited: 01/25/2006

Unit: 12 - LINCOLN CHARTER TOWNSHIP
Rates/Values for Neighborhood MHOME.MOBILE HOME, Last Edited: 04/01/2020

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