

## Codes And Descriptions

Flushing Twp 2024

Code	Description	Ave. ECF	Comments
Unit 08 - FLUSHING TOWNSHIP			
AG	AGRICULTURAL	0.915	
AHE#1	APPLE HILL ESTATES ECF	0.765	OLDER BUT WELL MAINTANED SUBDIVISION EAST OF THE RIVER, MOSTLY BUILT OUT
AMBLE	AMBLESIDE	0.715	HIGHER END DEVELOPMENT LOCATED IN THE SOUTHERN PORTION OF THE TOWNSHIP
BWA	BRENTWOOD FARMS AREA	0.821	ROADSIDE PLATS AND SUBDIVISIONS LOCATED IN THE NORTH, EAST OF THE RIVER PORTION OF THE TOWNSHIP, OLDER AREAS BUILT OUT. BRENTWOOD FARMS AND BRENTWOOD ESTATES MAKE UP THE BULK OF THE AREA
COMM	COMMERCIAL/INDUSTRIAL PROPERTY	0.703	ALL COMMERCIAL AND INDUSTRIAL PROPERTY IN FLUSHING TWP
ELMSV	ELMSVIEW/PARTRIDGE AREA	0.821	ROADSIDE PLATS AND SUBDIVISIONS LOCATED IN THE NORTH, EAST OF THE RIVER PORTION OF THE TOWNSHIP, OLDER AREAS BUILT OUT.ELMSVIEW SUB & PARTRIDGE ESTATES MAKE UP THE BULK OF THE AREA
GREST	GRANRICH/PONDEROSA AREA	0.860	ROADSIDE PLATS AND SUBDIVISIONS LOCATED EAST OF THE RIVER NEAR THE CITY, OLDER AREAS BUILT OUT, GRANRICH ESTATED AND PONDEROSA MAKE UP THE BULK OF THE AREA
HIDLK	HIDDEN LAKE	0.715	SITE CONDO WITH A PRIVATE MAN BUILT LAKE
HYDE	HYDE PARK PUD DEVELOPMENT	0.844	PUD DEVELOPMENT LOCATED IN SE CORNER OF TWP, INC HYDE PARK ESTATES, HYDE PARK CONDOS, DEVONSHIRE COMMONS
KRYS2	KRYSTAL KREEK/THORNRIE	0.603	HIGHER END DEVELOPMENTS SOUTH OF THE CITY, NEAR RIVER RD
MEAD1	MEADOWBROOK MANOR SUBDIVISION	0.728	LOCATED EAST TWP, NEAR CITY, NEWER DEVELOPMENT, BUILT OUT, MEDIUM QUALITY HOMES
NDLS	NEEDLES, THE	0.603	HIGH QUALITY NEWER DEVELOPMENT NEAR RIVER, WEST SIDE. DEVELOPMENT ONGOING
RIV	RIVER RIDGE ESTATES	0.854	WEST SIDE OF RIVER, OLDER DEVELOPMENT, AVERAGE HOMES, BUILT OUT
SITEC	SITE CONDOS, SMALL	0.603	SMALLER SITE CONDO DEVELOPMENTS, HIGH END MUD CREEK, ASPEN MEADOWS, BLUFFS AT NORTH ISLAND
TOAKS	TWIN OAKS\PLEASANT WOODS SUBDIVISIONS	0.715	HIGHER END DEVELOPMENTS LOCATED EAST OF THE RIVER NEAR THE CITY
TWSPR	TOWNSHIP RIVER FRONTAGE	0.799	TWP PARCELS WITH RIVER FRONTAGE
Z1	ZONE 1 RESIDENTIAL	0.811	METES & BOUNDS AND SMALL ROADSIDE PLATS LOCATED WEST OF THE RIVER, THE WESTERN PORTION OF THE TOWNSHIP, RURAL AREA LOCATED NEAR LOTS OF FARMLAND.
Z2	ZONE 2 RESIDENTIAL	0.811	METES & BOUNDS AND SMALL ROADSIDE PLATS LOCATED WEST OF THE RIVER, THE WESTERN PORTION OF THE TOWNSHIP, RURAL AREA LOCATED NEAR LOTS OF FARMLAND.
Z3	ZONE 3 RESIDENTIAL	0.861	METES & BOUNDS LOCATED IN THE SOUTHERN MOST PORTION OF THE TOWNSHIP, RURAL AREA.
Z3RVR	ZONE 3 RIVER RD AREA	0.777	ROADSIDE PLATTS AND SUBDIVISIONS OFF RIVER RD JUST SOUTH OF RIVER
Z3SUB	ZONE 3 PLATS	0.765	ROADSIDE PLATS AND SMALL SUBDIVISIONS LOCATED IN THE SOUTHERN MOST PORTION OF THE TOWNSHIP, RURAL BUT DEVELOPED AREA.
Z4	ZONE 4 RESIDENTIAL	0.816	METES & BOUNDS AND SMALL ROADSIDE PLATS LOCATED EAST OF THE RIVER, THE NORTH EAST PORTION OF THE TOWNSHIP, RURAL BUT DEVELOPED AREA.
Z5	ZONE 5 RESIDENTIAL	0.816	METES & BOUNDS AND SMALL ROADSIDE PLATS LOCATED EAST OF THE RIVER, THE EAST PORTION OF THE TOWNSHIP NORTH OF THE CITY, RURAL BUT DEVELOPED AREA.
ZZZ	PERSONAL PROPERTY NO ECF USED	0.000	NO ECF USED IN CALCULATIONS, USED TO HELP IDENTIFY PERSONAL PROPERTY PARCELS ONLY