

2023 ASSESSMENT ROLL FOR OVERISEL TOWNSHIP

**2000 COMMERCIAL**

Sales Study 4/1/2020 – 3/31/2022

**DESCRIPTION OF NEIGHBORHOOD**

Commercial property in Overisel Township is located along M-40 as well as in the villages of Bentheim and Overisel. Most business are individually owned.

Land values for commercial property along M-40 were developed using sales from both Heath and Overisel Township. Also used for consideration is Allegan County's appraisal study. Commercial property in Bentheim and Overisel use the 4100 residential land table because they are far from the business district along M-40 and interspersed with residential homes.

The ECF was calculated by comparing the residual building value from the sale to the cost calculated using the Michigan Assessor's Manual. There were only 2 valid sales in Overisel, so sales from adjoining townships Heath, Fillmore, Monterey, and Holland City were included. The ECF of 0.801 was applied as calculated.