

2023 ASSESSMENT ROLL FOR OVERISEL TOWNSHIP

3000 INDUSTRIAL

Sales Study 4/1/2020 – 3/31/2022

DESCRIPTION OF NEIGHBORHOOD

The Industrial Class in Overisel Township consists entirely of property owned by Consumers Energy.

Land values are from the 1000 Agricultural acreage rate tables because most Industrial parcels are used for powerlines where the land under the powerlines is used for growing crops.

The ECF was calculated by comparing the residual building value from the sale to the cost calculated using the Michigan Assessor's Manual from sales in Heath Township. There were 3 valid sales resulting in an ECF multiplier of 0.745. The ECF was applied as calculated.