

2023 ASSESSMENT ROLL FOR OVERISEL TOWNSHIP

**4000 RESIDENTIAL**

Sales Study 4/1/2020 – 3/31/2022

**DESCRIPTION OF NEIGHBORHOOD**

This neighborhood is made up of residential property that is not in a platted subdivision or village area. There is a variety of housing styles, ages of homes, and lot sizes.

Land values were calculated using both vacant sales and residual land values from improved sales. Land is valued by the acre.

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 26 valid sales resulting in an ECF multiplier of 1.157. The ECF was applied as calculated.