

2023 ASSESSMENT ROLL FOR OVERISEL TOWNSHIP

4100 MEDIUM DENSITY RESIDENTIAL

Sales Study 4/1/2020 – 3/31/2022

DESCRIPTION OF NEIGHBORHOOD

This neighborhood is made up of residential platted property in the Hamilton School District. A typical home in this neighborhood was built prior to 1970, similar in size and class as well as property size. The platted subdivisions in this neighborhood are:

DIAMOND DRIVE SUB 1 & 2

HOLIDAY SUB

REIMINK PLATS 1, 2, & 3

VOLKERS PLAT 1 & 2

Land values were extracted from sale prices. There were 20 valid sales. Land is valued by the square foot.

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 20 valid sales resulting in an ECF multiplier of 1.129. The ECF was applied as calculated.