

2023 ASSESSMENT ROLL FOR HEATH TOWNSHIP

1000 AGRICULTURAL

DESCRIPTION OF NEIGHBORHOOD

Due to the small number of Agricultural sales in Heath Township sales from Overisel Township are also used to develop land values. The ECF uses the 400 ECF for North Heath because the homes and buildings on agricultural property share many characteristics of that neighborhood.

Land values are broken into “building sites” and “acreage”. Agricultural property in the Hamilton School District uses the 4000 North Residential building site values. Agricultural property in the Allegan School District uses the 4001 South Residential building site values. Acreage rates for “tillable” and “timber” (wooded property) were derived from vacant land sales. The acreage rate for “non-tillable” was derived from an analysis of agriculture sales where a portion of the property was not tillable.

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 25 valid sales during the 2-year sales study resulting in an ECF multiplier of 1.084 The ECF was applied as calculated.