

2023 ASSESSMENT ROLL FOR HEATH TOWNSHIP

4000 NORTH RESIDENTIAL

Sales Study 4/1/2020 – 3/31/2022

DESCRIPTION OF NEIGHBORHOOD

This neighborhood is made up of residential property in the Hamilton School District. It does not include homes 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. A total of 33 sales were to calculate land value.

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 resulting in an ECF multiplier of 1.084. The ECF was applied as calculated.