

2023 ASSESSMENT ROLL FOR HEATH TOWNSHIP

**4001 SOUTH RESIDENTIAL**

Sales Study 4/1/2020 – 3/31/2022

**DESCRIPTION OF NEIGHBORHOOD**

This neighborhood is made up of residential property in the Allegan 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 determined using 13 sales of vacant land and using the residual land value from 11 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 24 valid sales resulting in an ECF multiplier of 1.090. The ECF was applied as calculated.