

2022 ASSESSMENT ROLL FOR HEATH TOWNSHIP

4100 MEDIUM DENSITY RESIDENTIAL

DESCRIPTION OF NEIGHBORHOOD

This neighborhood is made up of residential platted property in the Hamilton School District in Heath and Overisel Townships. The townships are combined to develop land values because they are very close proximity to each other and share similar characteristics and attract buyers with similar interests (price, location, 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:

Heath Township:

HEATH TWP ASSESSORS PLAT 1 (6 SE)

SPRING BROOK SUB (5 NW)

VILLAGE OF RABBIT RIVER (6 SE & NE)

VOSS ADD TO VILLAGE OF HAMILTON (6 NW)

WILLYARD'S ADD (6 NE)

Overisel Township:

DIAMOND DRIVE SUB 1 & 2

HOLIDAY SUB

REIMINK PLATS 1, 2, & 3

VOLKERS PLAT 1 & 2

Land values were extracted from sale prices. It was determined that land contributed to 17.5% of the sales price. A total of 42 sales were used to determine land values.

The ECF was calculated using BS&A's ECF Analysis tool. There were 15 valid sales in Heath Township resulting in an ECF multiplier of 1.032. The ECF was applied as calculated.