

2022 ASSESSMENT ROLL FOR HEATH 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:

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)

Land values were derived from the residual land value from sales. A total of 17 sales were used to determine land values. The majority of home sites are less than an acre in size therefore, 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 15 valid sales in Heath Township resulting in an ECF multiplier of 1.071. The ECF was applied as calculated.