

2022 ASSESSMENT ROLL FOR HEATH TOWNSHIP

**4220 CONDOMINIUMS**

**DESCRIPTION OF NEIGHBORHOOD**

This neighborhood is made up of 39 condominiums in the Riverwalk Meadows subdivision. This subdivision has several sales of established condos as well as newly constructed condos. Class and quality of construction is consistent throughout the subdivision.

There are 15 condos with lakefront. Land analysis determined that condos without lake frontage had a land residual value of \$2.65, or \$15,000 per site. Condos with lakefront sold for 50% more, or \$22,000 per site.

The ECF was calculated using BS&A's ECF Analysis tool. There were 9 valid sales resulting in an ECF multiplier of 1.026. The ECF was applied as calculated.