

2022 ASSESSMENT ROLL FOR OVERISEL TOWNSHIP

4200 RESIDENTIAL on M-40

DESCRIPTION OF NEIGHBORHOOD

This neighborhood is made up of residential property on M-40 Highway in the Hamilton School District. Sales from Heath Township are included because the township boundary bisects the residential area along M-40. Due to the amount of traffic on of M-40, the value of homes and property is affected. A typical home in this neighborhood was built prior to 1970, similar in size and class as well as property size.

Land values were extracted from the sale price. It was determined the value of land contributes 19% of the sale price.

The ECF was calculated using BS&A's ECF Analysis tool. There were 9 valid sales resulting in an ECF multiplier of 0.967. The ECF was applied as calculated.