

2022 ASSESSMENT ROLL FOR OVERISEL TOWNSHIP

**1000 AGRICULTURAL**

**DESCRIPTION OF NEIGHBORHOOD**

This neighborhood consists of larger sized parcels used for agricultural purposes. Homes tend to be similar in age and construction to the homes in the 410 Medium Density Residential Neighborhood.

Based on sales of agricultural land, tillable acreage sells for \$8,100 per acre. The acreage rate for non-tillable land was derived from an analysis of agriculture sales where a portion of the property was not tillable.

Building site values come from an analysis of sales from the 4000 Residential Neighborhood.

The ECF was calculated using BS&A's ECF Analysis tool. There were 18 valid sales during the 2-year sales study resulting in an ECF multiplier of 1.113 The ECF was applied as calculated.