

ECONOMIC CONDITION FACTORS FOR HAYES TWP, OTSEGO CO 2024

The ECF analysis is completed by BSA analysis forms that give the listing of improved sales for each area designated. I review each sale and study for determination of truly representative sales for each neighborhood.

I research each sale to determine all the facts and be sure of accuracy so not to include family sales, correct prices on deeds & PTA, memo, etc. Each neighborhood has its own value.

Conclusions: T 29 1.08 and T30 1.10

Arrowhead sales 6 subs grouped together 1.12, includes lake and non lake sales

Manuka Lake area, high water areas, 1.05

Mobile home subdivisions Headley Turner & Turner and Sons .88

Three subs that are similar and larger with active sales for analysis 1.13

Remaining subdivisions main roads, no water, smaller in size, 1.02

Agricultural ECF, I had to go out of my township and found comparable sales in surrounding townships in Otsego County. I chose 6 sales for review and analysis. My agricultural class is 39 parcels. I had the assessment cards and talked with the assessors.

The ECF is .88

Commercial/Industrial These are small classes with no sales so went to other townships in Otsego County to gather sales. I chose 3 sales that would be representative of my township. I had the assessment cards and determined that these would be appropriate for Hayes Township.

The ECF is .74

All materials and copies of work completed are available for review.