

ECONOMIC CONDITION FACTORS FOR HAYES TWP, OTSEGO CO 2025

The ECF analysis is completed by BSA analysis forms that give the listing of the improved sales for each designated area. I review each sale and study for determination of truly representative sales for use in the final analysis. Each neighborhood is studied individually and also grouped together as all the Manuka Lake subdivisions become one neighborhood.

Conclusions Township 29 1.21 Township 30 1.17

Lake Arrowhead has six subdivisions grouped together and includes lake and off lake sales. For 2025 Pencil Lake North was included in this neighborhood. 1.14

Manuka Lake study showed an ECF 1.17

Birch Point, Wequas Shores, and Manuka Pines were studied separately due to the high water damage to several properties. 1.05

Subdivisions as Gaylord Pines Estates, Wildland, Van Tell, Knollwood, Huntington Woods, that are on main roads, single homesites in a row, and no water 1.07

Mobile home areas Headley Turner and Turner and Sons .87

Agricultural ECF I had to go outside of the township and found comparable sales in surrounding townships in Otsego County. I chose 6 sales for review and analysis. My agricultural class has 39 parcels. .90

Commercial/Industrial These are small classes with no sales so went to other townships in the county to gather sales. I chose 3 sales that would be representative of the township. .74