

Unit: 070 - COLDWATER TOWNSHIP
Rates/Values for Neighborhood 006. NEIGHBORHOOD 006, Last Edited: 01/09/2026

Frontages:

Frontage 'A': Description: 'FAIR'	FF Rate: 100
Standard Frontage: 100	Standard Depth : 150
Frontage 'B': Description: 'AVE'	FF Rate: 200
Standard Frontage: 100	Standard Depth : 150
Frontage 'C': Description: 'GOOD'	FF Rate: 300
Standard Frontage: 100	Standard Depth : 150
Frontage 'D': Description: 'BEST'	FF Rate: 400
Standard Frontage: 100	Standard Depth : 150

ALSO SEE
EXTRACTION METHOD
WHICH SUPPORTS
THESE RATES

Rates for Rate Table 'RATE TABLE 1', (Acres)

POND	: 5,000
RIGHT OF WAY	: 0
RURAL RESID	: 9,000
HOME SITE	: 17,500
RRES SITE	: 7,500

→ SEE CHART #1
9000

Unit: -
Rates/Values for Neighborhood -----., Last Edited: 1-9-26



Unit: 070 - COLDWATER TOWNSHIP

Rates/Values for Neighborhood 002. NEIGHBORHOOD 002, Last Edited: 01/09/2026

Frontages:

Frontage 'A':	Description: 'BEST'	FF Rate: 400
	Standard Frontage: 0	Standard Depth : 150
Frontage 'B':	Description: 'AVERAGE'	FF Rate: 300
	Standard Frontage: 0	Standard Depth : 150
Frontage 'C':	Description: '-AVE'	FF Rate: 200
	Standard Frontage: 0	Standard Depth : 150
Frontage 'D':	Description: 'FAIR'	FF Rate: 100
	Standard Frontage: 0	Standard Depth : 150

ALSO SEE
EXTRACTION METHOD
WHICH SUPPORTS
THESE RATES

Rates for Rate Table 'RATE TABLE 1', (Acres)

POND	: 2,500
RIGHT OF WAY	: 0
RURAL RESID.	: 9,000
HOME SITE	: 17,500
RRES SITE	: 7,500

- SEE CHART #1

Unit: -

Rates/Values for Neighborhood -----, Last Edited: 1-9-26

Unit: 070 - COLDWATER TOWNSHIP

Rates/Values for Neighborhood 010.NEIGHBORHOOD 010, Last Edited: 01/09/2026

Frontages:

Frontage 'A':	Description: 'BEST'	FF Rate: 400
	Standard Frontage: 0	Standard Depth : 180
Frontage 'B':	Description: 'GOOD'	FF Rate: 300
	Standard Frontage: 0	Standard Depth : 180
Frontage 'C':	Description: 'AVE'	FF Rate: 200
	Standard Frontage: 0	Standard Depth : 180
Frontage 'D':	Description: 'FAIR'	FF Rate: 100
	Standard Frontage: 0	Standard Depth : 180

*ALSO SEE
EXTRACTION METHOD
WHICH SUPPORTS
THESE RATES*

Rates for Rate Table 'RATE TABLE 1', (Acres)

POND	: 5,000
RIGHT OF WAY	: 0
RURAL RESID.	: 9,000
HOME SITE	: 17,500
RRES SITE	: 7,500

→ SEE CHART #1

Unit: -

Rates/Values for Neighborhood -----, Last Edited: 1-9-26

Land Value Abstraction - Extraction - Allocation Methods

FISKE RD & AREA - ECF AREA 002, 006, & 010

AS OF: 9-2-25

283 N FISKE RD		314 N FISKE RD	
PARCEL ID #	070-P21-000-002-00	PARCEL ID #	070-M70-000-013-99
Sale Date	4/30/2021	Sale Date	7/17/2020
Sale Price	\$180,000	Sale Price	\$165,000
Minus Bldg Value	\$150,741	Minus Bldg Value	\$148,464
Residual Land Value	\$29,259	Residual Land Value	\$16,536
Front Feet-Actual	75.00	Front Feet-Actual	100.00
SQ FT 75 x 150	11,250	SQ FT	15,000
Sales Price Per FF:	\$390	Sales Price Per FF:	\$165
Sales Price Per SqFt:	\$2.60	Sales Price Per SqFt:	\$1.10
Land Ratio:	16.26%	Land Ratio:	10.02%

245 S WILLOWBROOK RD		271 N FISKE RD	
PARCEL ID #	070-026-400-010-00	PARCEL ID #	070-P20-000-001-00
Sale Date	4/16/2024	Sale Date	6/24/2020
Sale Price	\$128,000	Sale Price	\$136,000
Minus Bldg Value	\$114,389	Minus Bldg Value	\$107,094
Residual Land Value	\$13,611	Residual Land Value	\$28,906
Front Feet-Actual 105 X 238	105.00	Front Feet-Actual	100.00
SQ FT	24,990	SQ FT	15,000
Sales Price Per FF:	\$130	Sales Price Per FF:	\$289
Sales Price Per SqFt:	\$0.54	Sales Price Per SqFt:	\$1.93
Land Ratio:	10.63%	Land Ratio:	21.25%

313 N FISKE RD

PARCEL ID # 070-P21-000-014-00
 Sale Date 8/29/2019
 Sale Price \$179,000
 Minus Bldg Value \$119,122
Residual Land Value \$59,878
 Front Feet-Actual 150.00
 SQ FT 22,500
 Sales Price Per FF: \$399
 Sales Price Per SqFt: \$2.66
 Land Ratio: 33.45%

264 S WILLOWBROOK RD

PARCEL ID # 070-026-100-045-05
 Sale Date 5/31/2024
 Sale Price \$200,000
 Minus Bldg Value \$164,323
Residual Land Value \$35,677
 Front Feet-Actual 141.47
 SQ FT 30,133
 Sales Price Per FF: \$252
 Sales Price Per SqFt: \$1.18
 Land Ratio: 17.84%

294 N FISKE RD

PARCEL ID # 070-M70-000-023-00
 Sale Date 5/20/2022
 Sale Price \$160,000
 Minus Bldg Value \$117,468
Residual Land Value \$42,532
 Front Feet-Actual 100.00
 SQ FT 15,000
 Sales Price Per FF: \$425
 Sales Price Per SqFt: \$2.84
 Land Ratio: 26.58%

338 S WILLOWBROOK RD

PARCEL ID # 070-023-300-020-99
 Sale Date 7/22/2022
 Sale Price \$139,999
 Minus Bldg Value \$64,631
Residual Land Value \$75,368
 Front Feet-Actual: 200FF -2.17 Acre 200.00
 SQ FT 94,525
 Sales Price Per FF: \$377
 Sales Price Per SqFt: \$0.80
 Land Ratio: 53.83%

PARCEL ID #

Sale Date
Sale Price
Minus Bldg Value
Residual Land Value
Front Feet-Actual: 200FF
SQ FT #####
Sales Price Per FF: #VALUE!
Sales Price Per SqFt: #VALUE!
Land Ratio: #VALUE!

PARCEL ID #

Sale Date
Sale Price
Minus Bldg Value
Residual Land Value
Front Feet-Actual: 200FF -2.17 A
SQ FT 94,525
Sales Price Per FF: #VALUE!
Sales Price Per SqFt: #VALUE!
Land Ratio: #VALUE!

FF ANALYSIS

\$130
\$165
\$252
\$289
\$377 \$333
\$390
\$399
\$425
\$2,428 8 \$303
Mean: \$303 -1 H & L -2 H & L \$364
Median: \$383 \$383 \$383
Mode: -
CURRENT RATE RANGE: \$100 - \$350/FF
Change for 2026 to: \$100- \$400/FF

SQ FT ANALYSIS

\$0.54
\$0.80
\$1.10
\$1.18
\$1.93
\$2.60
\$2.66
\$2.84
\$13.65 8 \$1.71
Mean/FF 1.71 1.71
Median/FF 1.56 1.56
Mode/FF -
CURRENT SQ FT RATE NOT USED
Currently NOT Used: FOR 2026, IF NECESSARY USE: \$1.75/SQFT
NO CHANGE FOR 2026