

Unit: 070 - COLDWATER TOWNSHIP
Rates/Values for Neighborhood 003, NEIGHBORHOOD 003, Last Edited: 01/09/2026

Frontages:

| | | | |
|---------------|----------------------|---|----------------------|
| Frontage 'A': | Description: 'BEST' | ' | FF Rate: 500 |
| | Standard Frontage: 0 | ' | Standard Depth : 180 |
| Frontage 'B': | Description: 'GOOD' | ' | FF Rate: 400 |
| | Standard Frontage: 0 | ' | Standard Depth : 180 |
| Frontage 'C': | Description: 'AVE' | ' | FF Rate: 300 |
| | Standard Frontage: 0 | ' | Standard Depth : 180 |
| Frontage 'D': | Description: 'FAIR' | ' | FF Rate: 200 |
| | Standard Frontage: 0 | ' | Standard Depth : 180 |
| Frontage 'E': | Description: 'LOW' | ' | FF Rate: 150 |
| | Standard Frontage: 0 | ' | Standard Depth : 180 |

ALSO SEE -
ABSTRACTION 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 016, NEIGHBORHOOD 016, Last Edited: 01/09/2026

| | | | |
|---------------|----------------------|---|----------------------|
| Frontages: | | | |
| Frontage 'A': | Description: 'BEST' | ' | FF Rate: 500 |
| | Standard Frontage: 0 | ' | Standard Depth : 195 |
| Frontage 'B': | Description: 'GOOD' | ' | FF Rate: 400 |
| | Standard Frontage: 0 | ' | Standard Depth : 195 |
| Frontage 'C': | Description: 'AVE' | ' | FF Rate: 300 |
| | Standard Frontage: 0 | ' | Standard Depth : 195 |
| Frontage 'D': | Description: 'FAIR' | ' | FF Rate: 200 |
| | Standard Frontage: 0 | ' | Standard Depth : 195 |
| Frontage 'E': | Description: 'LOW' | ' | FF Rate: 150 |
| | Standard Frontage: 0 | ' | Standard Depth : 195 |

SEE ALSO
EXTRACTION METHOD
WHICH SUPPORTS
THESE RATES

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

| | |
|--------------|----------|
| POND | : 5,000 |
| MARSH&RIVER | : 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 017. NEIGHBORHOOD 017, Last Edited: 01/09/2026

| Frontages: | | |
|---------------|---------------------------------|----------------------|
| Frontage 'A': | Description: 'BEST' | FF Rate: 500 |
| | Standard Frontage: 0 | Standard Depth : 150 |
| Frontage 'B': | Description: 'GOOD' | FF Rate: 400 |
| | Standard Frontage: 100 | Standard Depth : 150 |
| Frontage 'C': | Description: 'AVE' | FF Rate: 300 |
| | Standard Frontage: 0 | Standard Depth : 150 |
| Frontage 'D': | Description: 'FAIR' | FF Rate: 200 |
| | Standard Frontage: 0 | Standard Depth : 150 |
| Frontage 'E': | Description: 'LOW' | FF Rate: 150 |
| | Standard Frontage: 0 | Standard Depth : 150 |
| Frontage 'F': | Description: 'FAIR' <i>Pool</i> | FF Rate: 100 |
| | Standard Frontage: 0 | Standard Depth : 100 |

*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 |
| | : 7,500 |

→ SEE CHART #1

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

Land Value Abstraction - Extraction - Allocation Methods
 N UNION CITY RD & AREA - ECF AREA 003, 016 & 017

As of: 9-2-25

660 N UNION CITY RD

688 N UNION CITY RD

| PARCEL ID # | FF | 070-M75-000-003-00 | 7/1/2019 | FF | 070-M70-000-013-01 | 3/22/2019 |
|------------------------|--------|--------------------|----------|----|--------------------|-----------|
| TWICE SOLD | | | | | | |
| Sale Date | | | | | | |
| Sale Price | | \$169,900 | | | | \$143,000 |
| Minus Bldg Value | | \$92,074 | | | | \$102,399 |
| Residual Land Value | | \$77,826 | | | | \$40,601 |
| Lot Size (100 X 150) | | | | | | |
| Sales Price Per FF: | 135.00 | \$576 | | | | \$192 |
| Sales Price Per SQ FT: | 24,300 | \$3.20 | | | | \$1.06 |
| Sales Price Per Acre: | 0.56 | \$139,510 | | | | \$46,346 |
| Land Ratio: | | 45.81% | | | | 28.39% |

655 N UNION CITY RD

688 N UNION CITY RD

| PARCEL ID # | FF | 070-004-100-065-00 | 8/27/2020 | FF | 070-M75-000-013-01 | 11/23/2022 |
|------------------------|--------|--------------------|-----------|----|--------------------|------------|
| TWICE SOLD | | | | | | |
| Sale Date | | | | | | |
| Sale Price | | \$197,000 | | | | \$209,000 |
| Minus Bldg Value | | \$127,902 | | | | \$159,033 |
| Residual Land Value | | \$69,098 | | | | \$49,967 |
| Lot Size: 114 x 140 | | | | | | |
| Sales Price Per FF: | 117.57 | \$588 | | | | \$236 |
| Sales Price Per SQ FT: | 27,364 | \$2.53 | | | | \$1.31 |
| Sales Price Per Acre: | 0.63 | \$109,995 | | | | \$57,038 |
| Land Ratio: | | 35.08% | | | | 23.91% |

673 N UNION CITY RD

PARCEL ID # FF 070-004-100-035-00
 Sale Date 10/24/2024
 Sale Price \$470,000
 Minus Bldg Value \$291,292
 Residual Land Value \$178,708

LOT SIZE: Use: 167 x236
 Sales Price Per FF: 167.00 \$1,070
 Sales Price Per SQ FT: 39,412 \$4.53
 Sales Price Per Acre: 0.90 \$197,517
 Land Ratio: 38.02%

661 N UNION CITY RD

PARCEL ID # FF 070-004-100-050-00
 Sale Date 12/2/2022
 Sale Price \$165,000
 Minus Bldg Value \$137,086
 Residual Land Value \$27,914

Lot Size (100 X 150)
 Sales Price Per FF: 135.00 \$207
 Sales Price Per SQ FT: 24,300 \$1.15
 Sales Price Per Acre: 0.56 \$50,038
 Land Ratio: 16.92%

586 N UNION CITY RD

PARCEL ID # FF 070-U72-000-012-00
 Sale Date 7/15/2022
 Sale Price \$60,000
 Minus Bldg Value \$23,954
 Residual Land Value \$36,046

LOT SIZE: 203 x 150
 Sales Price Per FF: 203.00 \$178
 Sales Price Per SQ FT: 30,450 \$1.18
 Sales Price Per Acre: 0.70 \$51,565
 Land Ratio: 60.08%

280 FAITH HILL DR

PARCEL ID # FF 070-005-400-055-03
 Sale Date 12/31/2019
 Sale Price \$176,500
 Minus Bldg Value \$82,160
 Residual Land Value \$94,340

LOT SIZE: 135 x 180
 Sales Price Per FF: 287.47 \$328
 Sales Price Per SQ FT: 137,309 \$0.69
 Sales Price Per Acre: 3.15 \$29,928
 Land Ratio: 53.45%

697 N UNION CITY RD

PARCEL ID # FF 070-C80-000-003-00
 Sale Date 12/23/2022
 Sale Price \$290,000
 Minus Bldg Value \$254,378
 Residual Land Value \$35,622

LOT SIZE: 133 x 200
 Sales Price Per FF: 113.00 \$315
 Sales Price Per SQ FT: 266,600 \$0.13
 Sales Price Per Acre: 6.12 \$5,820
 Land Ratio: 12.28%

FF ANALYSIS

| | |
|----------------|----------|
| \$178 | |
| \$192 | |
| \$207 | |
| \$236 | |
| \$315 | \$322 |
| \$328 | |
| \$576 | |
| \$588 | |
| \$917 | |
| <u>\$1,070</u> | |
| \$4,606 | 10 \$461 |
| | - H & L |
| Mean: | \$461 |
| Median: | \$322 |
| Mode: | - |

CURRENT RATE RANGE: \$250 - \$450/FF
 NO CHANGE FOR 2025

671 N UNION CITY RD

PARCEL ID # FF 070-004-300-020-01
 Sale Date 8/30/2024
 Sale Price \$345,000
 Minus Bldg Value \$225,800
 Residual Land Value \$119,200

LOT SIZE: 130 x 295.16
 Sales Price Per FF: 130.00 \$917
 Sales Price Per SQ FT: 38,371 \$3.11
 Sales Price Per Acre: 0.88 \$135,320
 Land Ratio: 34.55%

PER ACRE ANALYSIS

| | |
|------------------|-------------|
| \$5,820 | |
| \$29,928 | |
| \$46,346 | |
| \$50,038 | |
| \$51,565 | \$54,302 |
| \$57,038 | |
| \$109,995 | |
| \$135,320 | |
| \$139,510 | |
| <u>\$197,517</u> | |
| \$823,079 | 10 \$82,308 |
| | - H & L |
| Mean: | \$82,308 |
| Median: | \$54,302 |
| Mode: | - |

CURRENT RATE RANGE: NOT USED
 USE RANGE OF: \$62,800-\$127,000/AC - If needed