

Unit: 070 - COLDWATER TOWNSHIP  
Rates/Values for Neighborhood 004.NEIGHBORHOOD 004, Last Edited: 01/09/2026

Frontages:  
Frontage 'A': Description: 'GOOD' FF Rate: 600  
Standard Frontage: 0 Standard Depth : 200  
Frontage 'B': Description: 'AVERAGE' FF Rate: 450  
Standard Frontage: 0 Standard Depth : 200  
Frontage 'C': Description: 'FAIR' FF Rate: 400  
Standard Frontage: 0 Standard Depth : 200

ALSO SEE  
ABSTRACTION 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 : 23,500

→ SEE CHART #1

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



Unit: 070 - COLDWATER TOWNSHIP

Rates/Values for Neighborhood 038.NEIGHBORHOOD 038, Last Edited: 01/21/2026

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

SITE CONDO RATE: 40,000 (Not included in total acreage calculation)

ROW : 0

Unit: -

Rates/Values for Neighborhood -----., Last Edited: / /

LEONARD, NANCY DR'S & COUNTRY CLUB DR AREA - ECF AREAS 004 & 038  
 FRTO ON GOLF COURSE-WEST OF N UNION CITY RD  
 Land Value Abstraction - Extraction - Allocation Methods

As of: 8-19-25

676 LEONARD DR

288 COUNTRY CLUB DR

PARCEL ID #	070-005-200-005-02	8/30/2023
Sale Date		8/30/2023
Sale Price		\$451,000
Minus Bldg Value		\$237,348
Residual Land Value		\$213,652
FF-ACTUAL		
Lot Size (130.5 X 180)		
Sales Price Per Acre:	0.54	\$396,198
Sales Price Per FF:	130.5	\$1,637
Sales Price Per SQ FT:	23,490	\$9.10
Land Ratio:		0.00%

PARCEL ID #	070-R20-000-003-05	8/5/2020
Sale Date		8/5/2020
Sale Price		\$255,000
Minus Bldg Value		\$233,730
Residual Land Value		\$21,270
FF-ACTUAL		
Lot Size (150 X 180)		
Sales Price Per Acre:		
Sales Price Per FF:		#VALUE!
Sales Price Per SQ FT:		#VALUE!
Land Ratio:		8.34%

295 LEONARD DR

686 LEONARD DR

PARCEL ID #	070-005-200-005-01	11/2/2020
Sale Date		11/2/2020
Sale Price		\$265,000
Minus Bldg Value		\$174,847
Residual Land Value		\$90,153
Lot Size (150 X 170)		19,440
Sales Price Per Acre:	0.45	\$202,010
Sales Price Per FF:	150.00	\$601
Sales Price Per SQ FT:		\$4.64
Land Ratio:		34.02%

PARCEL ID #	070-M76-000-003-99	11/13/2024
Sale Date		11/13/2024
Sale Price		\$1,025,000
Minus Bldg Value		\$531,000
Residual Land Value		\$494,000
Lot Size: Irrg. 8 Acres+		348,480
Sales Price Per Acre:		348,480
Sales Price Per FF:		150.00
Sales Price Per SQ FT:		\$1.42
Land Ratio:		48.20%

679 LEONARD DR

678 NANCY DR

PARCEL ID # 070-005-200-005-00  
 Sale Date 9/9/2022  
 Sale Price \$330,000  
 Minus Bldg Value \$256,928  
 Residual Land Value \$73,072  
 Lot Size (100 X 166)  
 Sales Price Per Acre: 0.38 \$191,748  
 Sales Price Per FF: 100.00 \$731  
 Sales Price Per SQ FT: 16,600 \$4.40  
 Land Ratio: 22.14%

PARCEL ID # 070-F10-000-003-00  
 Sale Date 6/25/2016  
 Sale Price \$130,000  
 Minus Bldg Value \$90,974  
 Residual Land Value \$39,026  
 Lot Size (120 X 150)  
 Sales Price Per Acre: 0.41 \$94,443  
 Sales Price Per FF: 120.00 \$325  
 Sales Price Per SQ FT: 18,000 \$2.17  
 TIME ADJ: 40 Months Per Month -\$5,000  
 Land Ratio: 30.02%

680 LEONARD DR

280 COUNTRY CLUB DR

PARCEL ID # 070-M76-000-005-00  
 Sale Date 9/18/2020  
 Sale Price \$210,000  
 Minus Bldg Value \$195,149  
 Residual Land Value \$14,851  
 FF-ACTUAL  
 Lot Size (150 X 180) 27,000  
 Sales Price Per Acre: 0.62 \$23,960  
 Sales Price Per FF: 150.00 \$99  
 Sales Price Per SQ FT: 27,000 \$0.55  
 Land Ratio: 7.07%

PARCEL ID # 070-R20-000-001-01  
 Sale Date 2/23/2018  
 Sale Price \$250,000  
 Minus Bldg Value \$192,037  
 Residual Land Value \$57,963  
 FF-ACTUAL  
 Lot Size (100 X 150) SAY: \$58,000 PER SITE  
 Sales Price Per FF: #VALUE!  
 Sales Price Per SQ FT: #REF!  
 Land Ratio: 23.19%

6780 LEONARD DR

070-M76-000-005-01

Sale Date	9/26/2024
Sale Price	\$550,000
Minus Bldg Value	\$390,724
Residual Land Value	<u>\$159,276</u>
FF-ACTUAL	
Lot Size (180 X 108)	19,440
Sales Price Per Acre:	0.45 \$356,896
Sales Price Per FF:	180.00 \$885
Sales Price Per SQ. FT.:	19,440 \$8.19
Land Ratio:	28.96%

**FF ANALYSIS -MINUS CONDO SALES**

	\$99		
	\$325		
	\$601		
	\$731		
	\$885		
	\$1,637		
	\$3,293		
	<u>\$0</u>		
	\$7,571	7	\$1,082
			- H & L -2 H & L
<b>Mean/FF</b>	\$1,082	\$836	\$739
<b>Median/FF</b>	\$601	\$601	\$601
<b>Mode/FF</b>	-		

CURRENT FF RATE: \$325-\$500

NO CHANGE FOR 2026

**PER ACRE ANALYSIS-MINUS CONDO SALES**

	\$23,960		
	\$61,750		
	\$94,443		
	\$191,748		
	\$202,010		
	\$356,896		
	\$396,198		
	<u>\$0</u>		
	\$1,327,003.81	7	\$189,572
			- H & L
<b>Mean/FF</b>	\$191,748	\$181,369	
<b>Median/FF</b>	\$191,748	\$191,748	
<b>Mode/FF</b>	-		

ACRE RATE CURRENTLY NOT USED/NEEDED  
WHERE NEEDED USE: \$125,000/ACRE

**CONDO SITE ANALYSIS**

	\$21,300		
	\$0		
	\$58,000		
	\$0		
	\$0		
	<u>\$0</u>		
	\$79,300	2	\$39,650
			- H & L
<b>Mean/FF</b>	\$39,650	\$0	
<b>Median/FF</b>	\$0	\$0	
<b>Mode/FF</b>	-		

CURRENT FF RATE: \$300-\$325

FOR CONDO LOT'S USE: \$40,000 Each  
NO CHANGE FOR 2026

**PER SQ FT ANALYSIS**

	\$0.55		
	\$1.42		
	\$2.17		
	\$4.40		
	\$4.64		
	<u>\$13.18</u>	5	\$2.64
			- H & L
<b>Mean/FF</b>	\$2.64	\$2.17	
<b>Median/FF</b>	\$3.29	\$3.29	
<b>Mode/FF</b>	-		

SQFT RATE CURRENTLY NOTUSED  
WHERE NEEDED USE: \$3.25/SQ FT

