

Unit: 070 - COLDWATER TOWNSHIP  
Rates/Values for Neighborhood 005, NEIGHBORHOOD 005, Last Edited: 01/09/2026

Frontages:

Frontage 'A':	Description: 'AVG'	FF Rate: 300
	Standard Frontage: 0	Standard Depth : 150
Frontage 'B':	Description: 'NO RIVER FRTG'	FF Rate: 200
	Standard Frontage: 0	Standard Depth : 150
Frontage 'C':	Description: 'CUL-DE-SAC AREA'	FF Rate: 300
	Standard Frontage: 0	Standard Depth : 150
Frontage 'D':	Description: 'GOOD'	FF Rate: 500
	Standard Frontage: 0	Standard Depth : 150

ALSO  
SEE  
EXTRACTION METHOD  
WHICH SUPPORTS  
THESE RATES

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

RIGHT OF WAY	: 0
RURAL RESID	: 9,000
HOME SITE	: 17,500
RRES SITE	: <del>7,500</del> 9000 → SEE CHART #1

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

Unit: 070 - COLDWATER TOWNSHIP  
Rates/Values for Neighborhood 008.NEIGHBORHOOD 008, Last Edited: 01/09/2026

Frontages:  
Frontage 'A': Description: 'NO RIVER' ' FF Rate: 200  
Standard Frontage: 100 Standard Depth : 150  
Frontage 'B': Description: 'RIVER FRTG' ' FF Rate: 500  
Standard Frontage: 100 Standard Depth : 150

Rates for Rate Table 'RATE TABLE 1', (Acres)  
RIGHT OF WAY : 0  
RURAL RESID. : 9,000  
HOME SITE : 17,500  
RRRES SITE : 7,500

→ SEE CHART #1

ALSO SEE  
EXTRACTION METHOD  
WHICH SUPPORTS  
THESE RATES

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

Unit: 070 - COLDWATER TOWNSHIP  
Rates/Values for Neighborhood 009. NEIGHBORHOOD 009, Last Edited: 01/09/2026

Frontages:

Frontage 'A':	Description: 'NO RIVER'	FF Rate: 200
	Standard Frontage: 0	Standard Depth : 180
Frontage 'B':	Description: 'RIVER FRTG'	FF Rate: 500
	Standard Frontage: 0	Standard Depth : 180
Frontage 'C':	Description: 'AVE'	FF Rate: 300
	Standard Frontage: 0	Standard Depth : 180
Frontage 'D':	Description: 'WOODED-UNIMPROV'	FF Rate: 225
	Standard Frontage: 0	Standard Depth : 180
Frontage 'E':	Description: '-AVE'	FF Rate: 250
	Standard Frontage: 0	Standard Depth : 180

SEE ALSO  
EXTRACTION METHOD  
WHICH SUPPORTS  
THESE RATES

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

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: / /

Unit: 070 - COLDWATER TOWNSHIP  
Rates/Values for Neighborhood 011.NEIGHBORHOOD 011, Last Edited: 01/09/2026

Frontages:			
Frontage 'A':	Description: 'AVG'	'	FF Rate: 200
	Standard Frontage: 0	'	Standard Depth : 175
Frontage 'B':	Description: 'GOOD'	'	FF Rate: 350
	Standard Frontage: 0	'	Standard Depth : 175
Frontage 'C':	Description: 'BEST'	'	FF Rate: 500
	Standard Frontage: 0	'	Standard Depth : 175
Frontage 'D':	Description: 'NO RIVER'	'	FF Rate: 200
	Standard Frontage: 0	'	Standard Depth : 175

SEE ALSO  
EXTRACTION METHOD  
WHICH SUPPORTS  
THESE RATES

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

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

→ SEE CHART #1

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

Land Value Abstraction - Extraction - Allocation Methods  
 SCHAEFFER DR & AREA - ECF AREAS-005, 008,009, 011 NO River Frtg  
**AS OF: 8-19-25**

PARCEL ID #	FF	070-P20-000-028-00	PARCEL ID #	FF	070-P20-000-011-00
259 KELLE DR					
Sale Dale		7/23/2023	Sale Dale		4/21/2021
Sale Price		\$305,000	Sale Price		\$250,000
Minus Bldg Value		\$211,477	Minus Bldg Value		\$170,568
Residual Land Value		\$93,523	Residual Land Value		\$79,432
Lot Size (107 X 198)			Lot Size 118 X 172		
Sales Price Per FF:	107.00	\$874	Sales Price Per FF:	118	\$673
Sales Price Per SQ FT:	21,186	\$4.41	Sales Price Per SQ FT:	20,296	\$3.91
Land Ratio:		30.66%	Land Ratio:		31.77%

PARCEL ID #	FF	070-P20-000-029-00	PARCEL ID #	FF	070-P20-000-014-00
257 KELLE DR					
Sale Dale		7/24/2020	Sale Dale		5/30/2023
Sale Price		\$165,000	Sale Price		\$410,500
Minus Bldg Value		\$131,608	Minus Bldg Value		\$256,049
Residual Land Value		\$33,392	Residual Land Value		\$154,451
Lot Size: 117 X 147			Lot Size: 121 X 158		
Sales Price Per FF:	117.00	\$285	Sales Price Per FF:	121.00	\$1,276
Sales Price Per SQ FT:	17,199	\$1.94	Sales Price Per SQ FT:	19,118	\$8.08
Land Ratio:		20.24%	Land Ratio:		37.63%

PARCEL ID #	FF	070-P20-000-028-00	PARCEL ID #	FF	070-P20-000-011-00
612 N FALL RIVER DR					
Sale Dale		7/23/2023	Sale Dale		4/21/2021
Sale Price		\$305,000	Sale Price		\$250,000
Minus Bldg Value		\$211,477	Minus Bldg Value		\$170,568
Residual Land Value		\$93,523	Residual Land Value		\$79,432
Lot Size (107 X 198)			Lot Size 118 X 172		
Sales Price Per FF:	107.00	\$874	Sales Price Per FF:	118	\$673
Sales Price Per SQ FT:	21,186	\$4.41	Sales Price Per SQ FT:	20,296	\$3.91
Land Ratio:		30.66%	Land Ratio:		31.77%

PARCEL ID #	FF	070-P20-000-029-00	PARCEL ID #	FF	070-P20-000-014-00
622 S FALL RIVER DR					
Sale Dale		7/24/2020	Sale Dale		5/30/2023
Sale Price		\$165,000	Sale Price		\$410,500
Minus Bldg Value		\$131,608	Minus Bldg Value		\$256,049
Residual Land Value		\$33,392	Residual Land Value		\$154,451
Lot Size: 117 X 147			Lot Size: 121 X 158		
Sales Price Per FF:	117.00	\$285	Sales Price Per FF:	121.00	\$1,276
Sales Price Per SQ FT:	17,199	\$1.94	Sales Price Per SQ FT:	19,118	\$8.08
Land Ratio:		20.24%	Land Ratio:		37.63%

254 BRYAN DR

271 BURTON CR

PARCEL ID # FF 070-R80-000-037-00  
 Sale Date 6/30/2020  
 Sale Price \$206,000  
 Minus Bldg Value \$163,423  
 Residual Land Value \$42,577  
 Lot Size: 153.61 X 129  
 Sales Price Per FF: 153.61 \$277  
 Sales Price Per SQ FT: 19,816 \$2.15  
 Land Ratio: 20.67%

PARCEL ID # FF 070-P20-000-032-00  
 Sale Date 10/14/2022  
 Sale Price \$180,000  
 Minus Bldg Value \$150,357  
 Residual Land Value \$29,643  
 Lot Size: Irrg.  
 Sales Price Per FF: 150.00 \$198  
 Sales Price Per SQ FT: 16,969 \$1.75  
 Land Ratio: 16.47%

632 S FALL RIVER DR

610 S FALL RIVER DR

PARCEL ID # FF 070-P20-000-016-00  
 Sale Date 12/31/2020  
 Sale Price \$255,000  
 Minus Bldg Value \$206,523  
 Residual Land Value \$48,477  
 FF-ACTUAL  
 Lot Size: 177 X 113  
 Sales Price Per FF: 177.00 \$274  
 Sales Price Per SQ FT: 20,001 \$2.42  
 Land Ratio: 19.01%

PARCEL ID # FF 070-P23-000-016-00  
 Sale Date 12/24/2020  
 Sale Price \$191,500  
 Minus Bldg Value \$151,208  
 Residual Land Value \$40,292  
 FF-ACTUAL  
 Lot Size: 110 X 161  
 Sales Price Per FF: 120.00 \$336  
 Sales Price Per SQ FT: 17,710 \$2.28  
 Land Ratio: 21.04%

649 S FALL RIVER DR

PARCEL ID # FF 070-025-100-045-00

Sale Date 8/14/2023  
 Sale Price \$439,000  
 Minus Bldg Value \$402,833  
 Residual Land Value \$166,178

FF-ACTUAL  
 Lot Size: Irrg./4.4 Acres  
 Sales Price Per FF: 295.00 \$563  
 Sales Price Per SQ FT: 191.664 \$0.87  
 (land-69.83+69.83+748=887.66/3=295 FF m/l  
 Land Ratio: 37.85%

273 BURTON CT

PARCEL ID # FF 070-P20-000-032-00

Sale Date 4/8/2025  
 Sale Price \$245,000  
 Minus Bldg Value \$177,830  
 Residual Land Value \$67,170

FF-ACTUAL  
 Lot Size: 100.5 X 150  
 Sales Price Per FF: 155.00 \$433  
 Sales Price Per SQ FT: 15,075 \$4.46  
 Land Ratio: 27.42%

263 KELLE DR

PARCEL ID # FF 070-P20-000-026-00

Sale Date 3/25/2025  
 Sale Price \$241,000  
 Minus Bldg Value \$220,194  
 Residual Land Value \$20,806

FF-ACTUAL  
 Lot Size: 80 X 195  
 Sales Price Per FF: 118.00 \$176  
 Sales Price Per SQ FT: 15,600 \$1.33  
 Land Ratio: 8.63%

PARCEL ID # FF

Sale Date  
 Sale Price  
 Minus Bldg Value  
 Residual Land Value  
 FF-ACTUAL  
 Lot Size: 155 X 226  
 Sales Price Per FF: 155.00  
 Sales Price Per SQ FT: 35,030  
 Land Ratio: #VALUE!

Sale Date  
 Sale Price  
 Minus Bldg Value  
 Residual Land Value  
 FF-ACTUAL  
 Lot Size: 155 X 226  
 Sales Price Per FF: 155.00  
 Sales Price Per SQ FT: 35,030  
 Land Ratio: #VALUE!

FF ANALYSIS

\$198  
 \$274  
 \$277  
 \$285  
 \$336  
 \$433  
 \$673  
 \$563  
 \$874  
\$1,276  
 \$4,993      9      \$555

- H & L      -2 H & L  
 \$555      \$492      \$458  
 \$433      \$492      \$458  
 Mode:      -      -

CURRENT RATE RANGE: \$100 - \$500/FF

CORNER LOTS ON FISKE MAY NEED THE LOWEST FF RATE

**NO CHANGE FOR 2026**

SQ FT ANALYSIS

\$0.87  
 \$1.75  
 \$1.94  
 \$2.15  
 \$2.28  
 \$2.42  
 \$3.91  
 \$4.41  
 \$4.46  
\$8.08      123  
 \$31.40      9      \$3.49

- H & L      -2 H & L  
 \$3.49      \$3.08      \$3.04  
 \$2.42      \$3.08      \$4.31  
 Mode:      -      -

CURRENT SQ FT RATE NOT USED

IF/WHEN NECESSARY, USE: FROM ABOVE RANGE

LAND RATIO ANALYSIS

8.63%  
16.47%  
19.01%  
20.24%  
20.67%  
21.04%  
27.42%  
30.66%  
31.77%  
37.63%  
37.85%  
0.00%  
0.00%

271.39% 11 24.67%

- Outlier(s)

Mean/FF: 24.67% 37.88%  
| 21.04% 21.04%

Mode/FF: -

Currently not used. See Group Land Values Page

Removing outlier(s) = NOT USED Ave Ratio