

Unit: 070 - COLDWATER TOWNSHIP

Rates/Values for Neighborhood 007, NEIGHBORHOOD 007, Last Edited: 01/09/2026

Frontages:

Frontage 'A':	Description: 'FAIR'	FF Rate: 150
	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: 250
	Standard Frontage: 100	Standard Depth : 150
Frontage 'D':	Description: 'BEST'	FF Rate: 300
	Standard Frontage: 100	Standard Depth : 150
Frontage 'E':	Description: 'RR TRACK RATE'	FF Rate: 100
	Standard Frontage: 0	Standard Depth : 100

ALSO SEE  
EXTRACTION METHOD  
WHICH SUPPORTS  
THESE RATES

Sites:

Site 'E': Description: 'SITE VALUE-F/V ' Value: 7,500

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

POND : 5,000  
 RIGHT OF WAY : 0  
 RURAL RESID. : 9,000  
 HOME SITE ~~AVE~~ : 17,500  
 RRES SITE ~~AVE~~ : ~~7,500~~ 9000

→ SEE CHART #1

Unit: -

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

Land Value Abstraction - Extraction - Allocation Methods

FISKE RD & AREA - ECF AREA 007

As of: 8-19-25

329 PENN DR

327 FISKE RD

Near RR Tracks/Penn Dr-Economic Loss????  
This parcel sits along s. side of RR Tracks!!

Near RR Tracks/Penn Dr-Economic Loss????  
This parcel sits along s. side of RR Tracks!!

PARCEL ID #	070-P22-000-001-00	PARCEL ID #	070-P22-000-005-00
Sale Date	12/12/2011	Sale Date	2/12/2016
Sale Price	\$44,000	Sale Price	\$87,000
Minus Bldg Value	\$38,416	Minus Bldg Value	\$78,058
Residual Land Value	\$5,584	Residual Land Value	\$8,942
Lot Size (303.51 X 150)	45,527	Lot Size 100 X 150	15,000
Sales Price Per FF:	303.51	Sales Price Per FF:	100.00
Sales Price Per SQ FT:	\$0.12	Sales Price Per SQ FT:	\$0.60
Land Ratio:	12.69%	Land Ratio:	10.28%

329 N FISKE RD

329 PENN DR

FISKE RD & AREA - ECF AREA 007

FISKE RD & AREA - ECF AREA 007

Near RR Tracks/Penn Dr-Economic Loss????  
This parcel sits 4th lot south of RR Tracks!!

Near RR Tracks/Penn Dr-Economic Loss????

PARCEL ID #	070-P22-000-004-00	PARCEL ID #	070-024-300-020-14
Sale Date	11/13/2018	Sale Date	1/14/2021
Sale Price	\$134,000	Sale Price	\$156,000
Minus Bldg Value	\$72,195	Minus Bldg Value	\$100,685
Residual Land Value	\$61,805	Residual Land Value	\$55,315
Lot Size (100 X 150)	15,000	Lot Size 145 X 130	18,850
Sales Price Per FF:	100.00	Sales Price Per FF:	145.00
Sales Price Per SQ FT:	\$4.12	Sales Price Per SQ FT:	\$2.93
Land Ratio:	46.12%	Land Ratio:	35.46%

2 Sales may be suggesting a lower land value per FF.

Standard FF rate is \$300/ff

Use: \$100 less per FF for the first 4-5 lots South Tracks until better data is found.

**FF ANALYSIS**

\$18=Lot Bordering RR Tracts  
 \$89 =Lot Bordering RR Tracts

\$18	\$235		
\$89			
\$381			
\$618			
\$0			
\$0			
\$1,107	4	\$277	
		- H & L	
Mean/FF		\$277	\$235
Median/FF		\$235	\$235
Mode/FF		-	

CURRENT FF RATE: \$150-\$300

NO Change of \$200-\$300/FF for Lots NOT bordering RR but near RR  
 FOR 2026 NO Change: USE: \$100/FF for Lots bordering RR

**SQ FT ANALYSIS**

\$0.12			
\$0.60			
\$2.93			
\$4.12			
\$0.00			
#REF!			
#REF!	4	#REF!	
		- H & L	
Mean/FF		#REF!	0.60
Median/FF		1.77	1.77
Mode/FF		-	

CURRENT SQ FT RATE NOT USED

FOR 2023, IF NECESSARY USE: \$.60/SQFT for Lots NOT bordering RR but near R60  
 NO CHANGE FOR 2025 USE: \$.60 SQFT for Lots bordering RR-IF NEEDED