

Unit: 070 - COLDWATER TOWNSHIP
Rates/Values for Neighborhood 012.NEIGHBORHOOD 012, Last Edited: 01/09/2026

Frontages:

Frontage 'A':	Description: 'AVG'	'	FF Rate: 350
	Standard Frontage: 0		Standard Depth : 120
Frontage 'B':	Description: 'NO VIEW- WATER'	'	FF Rate: 300
	Standard Frontage: 0		Standard Depth : 120
Frontage 'C':	Description: 'AVE'	'	FF Rate: 275
	Standard Frontage: 0		Standard Depth : 120
Frontage 'D':	Description: 'FAIR'	'	FF Rate: 225
	Standard Frontage: 0		Standard Depth : 120
Frontage 'E':	Description: 'AVE MINUS'	'	FF Rate: 175
	Standard Frontage: 0		Standard Depth : 120

ALSO SEE
EXTRACTION METHOD
WHICH SUPPORTS
THESE RATES

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

RIGHT OF WAY	:	0	
RURAL RESID.	:	7,500	
HOME SITE - GD	:	17,500	
RRES SITE - AVE	:	7,500	9000 → SEE CHART #1

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

ECF AREA 012, Trailers ONLY
 Land Value Abstraction - Extraction - Allocation Methods
AS OF: 8-18-2025

563 VAN BLARCOME BEACH DR		141 N BEHNKE RD	
		-Blackhawk Pond Area	
		WATER FRONT	
PARCEL ID #	070-008-400-025-99	PARCEL ID #	070-031-400-025-00
Sale Date	6/24/2024	Sale Date	6/30/2020
Sale Price	\$85,000	Sale Price	\$75,000
Minus Bldg Value	\$39,748	Minus Bldg Value	\$37,536
Residual Land Value	\$45,252	Residual Land Value	\$37,464
Lot Size 110 X 110		Lot Size 132.28 X 349.5	
Sales Price Per FF:	110.00	Sales Price Per FF:	132.28
Sales Price Per SQ FT:	12,100	Sales Price Per SQ FT:	43,560
Land Ratio:	53.24%	Land Ratio:	49.95%

142 N BEHNKE RD		276 RAYMOND DR	
PARCEL ID #	070-B30-000-006-00	PARCEL ID #	070-U71-000-009-00
Sale Date	6/24/2019	Sale Date	2/19/2020
Sale Price	\$25,900	Sale Price	\$42,000
Minus Bldg Value	\$7,884	Minus Bldg Value	\$14,036
Residual Land Value	\$18,016	Residual Land Value	\$27,964
Lot Size 100 X 165		Lot Size 100 X 277	
Sales Price Per FF:	100.00	Sales Price Per FF:	100.00
Sales Price Per SQ FT:	16,500	Sales Price Per SQ FT:	27,700
			\$280
			\$1.01

Land Ratio:

69.56%

66.58%

264 EARL-HELEN DR

WATER FRONT

PARCEL ID # 070-U72-000-006-00

Sale Date 8/3/2021

Sale Price \$75,000

Minus Bldg Value \$34,140

Residual Land Value \$40,860

Lot Size 60 X 150 & 40.25 X 91

Sales Price Per FF: 100.25 \$408

Sales Price Per SQ. FT: 12,663 \$3.23

Land Ratio: 54.48%

586 N UNION CITY RD

TWICE SOLD

PARCEL ID # 070-U72-000-012-00

Sale Date 5/11/2023

Sale Price \$61,000

Minus Bldg Value \$14,904

Residual Land Value \$46,096

LOT SIZE: 203 x 150

Sales Price Per FF: 203.00 \$227

Sales Price Per SQ. FT: 30,450 \$1.51

TIME ADJ: 10 Months Per Month \$947

Land Ratio: 75.57%

285 RAYMOND DR

PARCEL ID # 070-U71-000-013-00

Sale Date 2/16/2023

Sale Price \$35,000

Minus Bldg Value \$18,164

Residual Land Value \$16,836

Lot Size 100 X 240

Sales Price Per FF: 100.00 \$168

Sales Price Per SQ. FT: 16,500 \$1.02

Land Ratio: 48.10%

586 N UNION CITY RD

TWICE SOLD

PARCEL ID # 070-U72-000-012-00

Sale Date 7/15/2022

Sale Price \$60,000

Minus Bldg Value \$14,133

Residual Land Value \$45,867

LOT SIZE: 203 x 150

Sales Price Per FF: 203.00 \$226

Sales Price Per SQ. FT: 30,450 \$1.51

Land Ratio: 76.45%

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 100 X 240

Sales Price Per FF: 203.00

Sales Price Per SQ.FT: 30,450

Sales Price Per Acre: 0.70

Land Ratio:

\$178

\$1.18

\$51,565

60.08%

563 VAN BLARCOM BEACH DR

PARCEL ID # 070-008-400-025-99

Sale Date 6/24/2024

Sale Price \$85,000

Minus Bldg Value \$29,811

Residual Land Value \$55,189

Lot Size 110 X 110

Sales Price Per FF: 110.00

Sales Price Per SQ.FT: 12,100

Land Ratio: 64.93%

\$502

\$4.56

FF ANALYSIS

\$168	
\$178	
\$180	
\$226	
\$227	\$253
\$280	
\$283	\$408
\$408	
\$411	
<u>\$502</u>	
\$2,863	10 \$286

- H & L - Waterfront

Mean/FF:	\$286	\$274	\$345
Median/FF:	\$253	\$253	-
Mode/FF:	-	-	-

CURRENT RATE RANGE: \$175 - \$350/FF
SUPPORTS CURRENT RATES USED

NO CHANGE FOR 2026

SQ FT ANALYSIS

\$0.86	
\$1.01	
\$1.02	
\$1.09	
\$1.18	\$1.35
\$1.51	
\$1.51	
\$3.23	
\$3.74	
<u>\$4.56</u>	
\$19.71	10 \$1.97

- H & L

Mean/FF:	\$1.97	\$1.79
Median/FF:	\$2.37	\$2.37
Mode/FF:	\$1.01	\$1.01

CURRENTLY SQ FT RATE NOT USED
IF NECESSARY, USE: FROM ABOVE RANGE