

Unit: 070 - COLDWATER TOWNSHIP
Rates/Values for Neighborhood 013.NEIGHBORHOOD 013, Last Edited: 01/09/2026

Frontages:			
Frontage 'A':	Description: 'BEST	'	FF Rate: 300
	Standard Frontage: 0	'	Standard Depth : 280
Frontage 'B':	Description: 'GOOD	'	FF Rate: 200
	Standard Frontage: 0	'	Standard Depth : 280
Frontage 'C':	Description: 'AVE	'	FF Rate: 175
	Standard Frontage: 0	'	Standard Depth : 280
Frontage 'D':	Description: 'FAIR	'	FF Rate: 100
	Standard Frontage: 0	'	Standard Depth : 240

SEE ALSO
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	: 17,500
RRES SITE	: 7,500

→ SEE CHART #1

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



RAYMOND & MUSTANG DR AREA - ECF AREA 013

AS OF: 8-18-2025

292 RAYMOND DR

284 RAYMOND DR

PARCEL ID #	070-U71-000-001-00	070U71-000-005-00
Sale Date	4/15/2022	7/23/2019
Sale Price	\$199,000	\$99,000
Minus Bldg Value	\$166,162	\$54,692
Residual Land Value	\$32,838	\$44,308
Lot Size 100 X 181		27,900
Sales Price Per FF:	100.00	100.00
Sales Price Per SQ FT:	\$1.81	\$1.59
Land Ratio:	16.50%	#REF!
		44.76%

264 EARL-HELEN DR

284 RAYMOND DR

PARCEL ID #	070-U72-000-003-00	070U71-000-005-00
Sale Date	8/10/2009	2/12/2016
Sale Price	\$15,000	\$66,200
Minus Bldg Value	\$7,884	\$56,574
Residual Land Value	\$7,116	\$9,626
Lot Size 40 X 120	4,800	27,900
Sales Price Per FF:	40.00	100.00
Sales Price Per SQ FT:	\$1.48	\$0.35
Land Ratio:	47.44%	\$3,012
		14.54%

565 MUSTANG LN

273 RAYMOND DR

PARCEL ID # 070-008-200-105-01

PARCEL ID # 070-008-200-100-99

Sale Date 8/15/2023

Sale Price \$124,000

Minus Bldg Value \$121,352

Residual Land Value \$2,648

Lot Size 100 X 244 24,400

Sales Price Per FF: 100.00 \$26

Sales Price Per SQ FT: 24,400 \$0.11

Land Ratio: 2.14%

Sale Date 9/18/2024

Sale Price \$110,000

Minus Bldg Value \$92,933

Residual Land Value \$17,067

Lot Size 244 X 139 33,916

Sales Price Per FF: 244.00 \$70

Sales Price Per SQ FT: 33,916 \$0.50

Land Ratio: 15.52%

FF ANALYSIS

\$26		
\$70		
\$96		
\$178		
\$328		
<u>\$443</u>		
\$1,045.62	6	\$174

- H & L

Mean/FF: \$174 \$127

Median/FF: \$178 \$178

Mode/FF: -

CURRENT RATE RANGE: \$100 - \$300/FF

OLDER SALES-SUPPORTS CURRENT RATES

NO Change for 2026

SQ FT ANALYSIS

\$0.11		
\$0.35		
\$0.50		
\$1.48		
\$1.59		
<u>\$1.81</u>		
\$5.39	6	\$0.90

- H & L

Mean/FF: \$0.90 \$0.77

Median/FF: \$1.48 \$1.48

Mode/FF: -

CURRENTLY NOT USED

IF NECESSARY, USE: FROM ABOVE RANGE