

Unit: 070 - COLDWATER TOWNSHIP

Rates/Values for Neighborhood 015.NEIGHBORHOOD 015, Last Edited: 01/09/2026

Frontages:

Frontage 'A':	Description: 'GOOD'	FF Rate: 300
	Standard Frontage: 0	Standard Depth : 0
Frontage 'B':	Description: 'AVE-ON RIVER RD'	FF Rate: 200
	Standard Frontage: 0	Standard Depth : 0
Frontage 'C':	Description: 'VIEW OF LAKE'	FF Rate: 400
	Standard Frontage: 0	Standard Depth : 161

ALSO SEE  
ABSTRACTION 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

9000 → SEE CHART #1

Unit: -

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

ECF AREA 014 - ALMARY DR - Lake Access/Rights  
 Land Value Abstraction - Extraction - Allocation Methods

**AS OF: 8-18-2025**

262 ALMARY DR Partial View of Lake	280 ALMARY DR Partial View of Lake
PARCEL ID # 070-A30-000-019-00	PARCEL ID # 070-A30-000-016-00
Sale Date 10/12/2022	Sale Date 8/28/2018
Sale Price \$176,200	Sale Price \$229,000
Minus Bldg Value \$143,835	Minus Bldg Value \$215,081
Residual Land Value \$32,365	Residual Land Value \$13,919
Lot Size 81 X 159 + 81 X 161.5 25,961	Lot Size 81 X 153 + 40.5 x 156.22 20,817
Sales Price Per FF: \$200	Sales Price Per FF: \$172
Sales Price Per SQ FT: \$1.25	Sales Price Per SQ FT: \$0.67
Land Ratio: 18.37%	Land Ratio: 6.08%

431 River Rd NO VIEW OF LAKE	429 River Rd NO VIEW OF LAKE
PARCEL ID # 070-A30-000-026-00	PARCEL ID # 070-A30-000-027-99
Sale Date 12/3/2018	Sale Date 10/10/2024
Sale Price \$152,000	Sale Price \$339,000
Minus Bldg Value \$143,463	Minus Bldg Value \$209,633
Residual Land Value \$8,537	Residual Land Value \$129,367
Lot Size 81 X 169 13,689	Lot Size 121.5 X 157.75 19,167
Sales Price Per FF: \$105	Sales Price Per FF: \$1,065
Sales Price Per SQ FT: \$0.62	Sales Price Per SQ FT: \$6.75
Land Ratio: 5.62%	Land Ratio: 38.16%

FF ANALYSIS

\$105	2018 SALE	
\$172	2018 SALE	
\$200	2022 SALE	
\$1,065	2024 SALE	
<u>\$0</u>		
\$1,542	4	\$385

- H & L

Mean/FF:	\$385	\$186
Median/FF:	\$172	\$172
Mode/FF:	-	-

Mean/FF:  
Median/FF:  
Mode/FF:

CURRENT RATE RANGE: \$200 - \$400/FF

4 Sales- 1 CURRENT-NOT enough to justify changing

Assessor Believes Lots on W Side of Almary Need Higher Land \$ Due View of Lake

**No Change for 2026**

SQ FT ANALYSIS

\$0.62		
\$0.67		
\$1.25		
\$6.75		
<u>\$0.00</u>		
\$9.29	4	\$2.32

- H & L

Mean/FF:	\$2.32	\$0.96
Median/FF:	\$0.67	\$0.67
Mode/FF:	-	-

Mean/FF:  
Median/FF:  
Mode/FF:

Currently not used.

Assessor Believes Lots on W Side of Almary Need Higher Land \$ Due View of Lake