

Unit: 070 - COLDWATER TOWNSHIP  
Rates/Values for Neighborhood 018.NEIGHBORHOOD 018, Last Edited: 01/09/2026

Frontages:  
Frontage 'A': Description: 'GOOD' FF Rate: 700  
Standard Frontage: 0 Standard Depth : 300  
Frontage 'B': Description: 'AVE' FF Rate: 500  
Standard Frontage: 0 Standard Depth : 300

Values for Acreage Table 1: 'Acreage Table 'A''  
1 Acre: 35,000 3 Acre: 85,000 10 Acre: 135,000 30 Acre: 0  
1.5 Acre: 47,500 4 Acre: 97,500 15 Acre: 0 40 Acre: 0  
2 Acre: 60,000 5 Acre: 110,000 20 Acre: 0 50 Acre: 0  
2.5 Acre: 72,500 7 Acre: 122,500 25 Acre: 0 100 Acre: 0

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

: 1,000  
: 1,250  
: 5,000  
: 500  
RIGHT OF WAY : 0  
RURAL RESID : 9,000  
HOME SITE ~~GO~~ : 20,000  
RRES SITE ~~AVE~~ : ~~7,500~~ 9000

→ SEE CHART # 1

ALSO SEE  
EXTRACTION IN ETHANOL  
WHICH SUPPORTS  
THESE RATES

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

Land Value Abstraction - Extraction - Allocation Methods  
 Area 018 - FAIRWAY DR & HIGHLAND

AS OF: 8-31-2022

318 FAIRWAY DR

322 FAIRWAY DR

PARCEL ID # 070-004-100-040-00  
 Sale Date 11/22/2021  
 Sale Price \$425,000  
 Minus Bldg Value \$297,010  
 Residual Land Value \$127,990  
 Lot Size 150 X 265 39,750  
 SQ FT  
 Sales Price Per FF: 150.00 \$853  
 Sales Price Per SQ FT: 39,750 \$3.22  
 Sales Price Per Ac: 0.91 \$140,258  
 Land Ratio: 30.12%

**TWICE SOLD**  
 PARCEL ID # 070-004-100-025-03  
 Sale Date 11/15/2019  
 Sale Price \$331,000  
 Minus Bldg Value \$241,900  
 Residual Land Value \$89,100  
 Entire Lot 150 X 580.8 43% of Land is on Course  
 GOLF COURSE SIDE ONLY 38,313  
 Price Per FF-all land: 149.95 \$594  
 Price Per FF:-Golf side: \$256  
 Price Per SQ FT-All: 87,120 \$1.02  
 Price Per SQ FT-Golf side: \$1.06  
 Sales Price Per Ac: 2.00 \$44,505  
 Land Ratio: 26.92%

334 FAIRWAY DR

322 FAIRWAY DR

PARCEL ID # 070-004-100-025-08  
 Sale Date 10/27/2021  
 Sale Price \$469,500  
 Minus Bldg Value \$333,200  
 Residual Land Value \$136,300  
 ACRES-ACTUAL  
 Lot Size:329.355 x 251.291 82,764  
 Sales Price Per FF: 329.355 \$414  
 Sales Price Per SQ FT: 175.00 \$1.65  
 Sales Price Per Ac: 1.90 \$71,737  
 Land Ratio: 29.03%

**TWICE SOLD**  
 PARCEL ID # 070-004-100-025-03  
 Sale Date 1/12/2018  
 Sale Price \$320,000  
 Minus Bldg Value \$192,161  
 Residual Land Value \$127,839  
 Entire Lot 150 X 580.8 43% of Land is on Course  
 GOLF COURSE SIDE ONLY 38,313  
 Price Per FF-all land: 149.95 \$853  
 Price Per FF:-Golf side: \$366.59  
 Price Per SQ FT-All: 87,120 \$1.47  
 Price Per SQ FT-Golf side: \$1.51  
 Sales Price Per Ac: 2.00 \$63,856  
 TIME ADJ: 22 Months Per Month \$500

Land Ratio: 39.95%

333 HIGHLAND DR

PARCEL ID # 070-004-100-030-98  
 Sale Date 5/26/2022  
 Sale Price \$370,000  
 Minus Bldg Value \$345,470  
 Residual Land Value \$24,530  
 ACRES-ACTUAL  
 Lot Size: 5.1 Ac 222,156  
 Sales Price Per FF: #VALUE!  
 Sales Price Per SQ FT: \$0.11  
 Sales Price Per Ac: \$4,810  
 Land Ratio: #VALUE!

**FF ANALYSIS**

\$414	
\$256	
\$853	
\$853	
\$0	
\$0	
\$2,375	4
	\$594
	- H & L
	\$654
Mean/Acre:	\$594
Median/Acre:	\$853
Mode: n/a	\$853

**CURRENT RATE: \$35,000 1ST ACRE \$4,400-10,000 EXTRA ACRES**  
**No Change for 2026**

This area includes those parcels on and accessed from Menookhaw Dr and parcels on N. Union City Rd & Narrows Rd that have frontage on Randal Lake due to having REMOTE, PRIVATE parcels. These parcels will have a range of value of

**RATE PER ACRE ANALYSIS**

\$44,505	
\$63,856	
\$71,737	
\$140,258	
\$0	
\$0	
\$320,356	4
	\$80,089
	- H & L
	\$67,796
Mean:	\$80,089
Median:	\$67,796
Mode:	-

**CURRENT FF RATE: \$500 - \$700**

acre extracted from the market. The best indicator is that for each "acre range" (from table 1 for acres) is \$12,500 per acre. This was applied from the 2nd acre thru 10 Acres. This keeps the land values reasonable due to lack of reliable sales.

\$35,000 for the 1st acre extracted for the 1st