

Unit: 070 - COLDWATER TOWNSHIP
Rates/Values for Neighborhood 019.NEIGHBORHOOD 019, Last Edited: 01/09/2026

Frontages:

Frontage 'A':	Description: 'AVG-WATER FRONT'	FF Rate: 400
	Standard Frontage: 0	Standard Depth : 0
Frontage 'B':	Description: 'GOOD-WATER FRON'	FF Rate: 900
	Standard Frontage: 0	Standard Depth : 0
Frontage 'C':	Description: 'AVE-NO WATER FR'	FF Rate: 100
	Standard Frontage: 0	Standard Depth : 0
Frontage 'D':	Description: 'AVE-VIEW OF WAT'	FF Rate: 250
	Standard Frontage: 0	Standard Depth : 0

*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 9000 - SEE CHART #1

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

Unit: 070 - COLDWATER TOWNSHIP
Rates/Values for Neighborhood 020.NEIGHBORHOOD 020, Last Edited: 01/09/2026

Frontages:

Frontage 'A':	Description: 'GOOD'	FF Rate: 350
	Standard Frontage: 0	Standard Depth : 170
Frontage 'B':	Description: 'WATER FRONT-AVE'	FF Rate: 1000
	Standard Frontage: 0	Standard Depth : 170
Frontage 'C':	Description: 'WATER FRONT GD'	FF Rate: 1100
	Standard Frontage: 0	Standard Depth : 170
Frontage 'D':	Description: 'AVE'	FF Rate: 200
	Standard Frontage: 0	Standard Depth : 170
Frontage 'E':	Description: 'FAIR'	FF Rate: 100
	Standard Frontage: 0	Standard Depth : 170
Frontage 'F':	Description: 'WATERFRONT FAIR'	FF Rate: 750
	Standard Frontage: 0	Standard Depth : 170
Frontage 'G':	Description: 'ACROSS RD-LAKE'	FF Rate: 550
	Standard Frontage: 0	Standard Depth : 160

Values for Square Footage Table: '\$4.90 - \$5.25/sqft'

2,500 Sq Ft: 0	25,000 Sq Ft: 0	174,240 Sq Ft: 0
5,000 Sq Ft: 0	30,000 Sq Ft: 0	217,800 Sq Ft: 0
7,500 Sq Ft: 0	40,000 Sq Ft: 0	435,600 Sq Ft: 0
10,000 Sq Ft: 50,000	50,000 Sq Ft: 0	653,400 Sq Ft: 0
12,500 Sq Ft: 61,875	60,000 Sq Ft: 0	871,200 Sq Ft: 0
15,000 Sq Ft: 73,500	87,120 Sq Ft: 0	1,089,000 Sq Ft: 0
20,000 Sq Ft: 0	130,680 Sq Ft: 0	

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

RIGHT OF WAY	: 0
RURAL RESID.	: 9,000
HOME SITE	: 20,000
RRES SITE	: 7,500

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

Land Value Abstraction - Extraction - Allocation Methods
 Area 019 & 020 - Narrow, Fairway View, Sunfish, Woodland & Area
AS OF: 9-2-2025

222 NARROWS RD

241 NARROWS RD

Owns land on Lake side of Rd, Good view of Lake

PARCEL ID #	Unit	PARCEL ID #	Unit
	7/26/2016		7/24/2018
Sale Date		Sale Date	
Sale Price	\$185,000	Sale Price	\$175,000
Minus Bldg Value	\$93,792	Minus Bldg Value	\$85,706
Residual Land Value	<u>\$91,208</u>	Residual Land Value	<u>\$89,294</u>
On Water-Irrg w/Rd across lot Rd	100x36 3,600	Irrg shaped lot: .60 Acres	Irrg
Off Water Parcel:	100x271 27,100	Off Water Parcel: Acre	26,136
Sales Price Per FF:	100 \$912	Sales Price Per FF:	441.46 \$202
Sales Price Per SQ FT:	30,700 \$2.97	Sales Price Per SQ FT:	26,136 \$3.42
Land Ratio:	49.30%	Land Ratio:	51.03%

228 NARROWS RD

667 WOODLAND DR

RIVER FRONTAGE-PARTIAL VIEW & LAND ON RANDALL LAKE

RIVER FRONTAGE-PARTIAL VIEW OF GOLF COURSE

PARCEL ID #	Unit	PARCEL ID #	Unit
	6/17/2017		5/31/2019
Sale Date		Sale Date	
Sale Price	\$130,000	Sale Price	\$295,000
Minus Bldg Value	\$94,986	Minus Bldg Value	\$145,006
Residual Land Value	<u>\$35,014</u>	Residual Land Value	<u>\$149,994</u>
LOT SIZE: 73.5 X 237 + 98 X 145	31,630	LOT SIZE: 207.86 X 190	5,293
Sales Price Per FF:	171.50 \$204	Sales Price Per FF:	207.86 \$722
Sales Price Per SQ FT:	31,630 \$1.11	Sales Price Per SQ FT:	39,493 \$3.80
Land Ratio:	26.93%	Land Ratio:	50.85%

259 NARROWS RD

242 HIDDEN COVE LN

RIVER FRONTAGE-PARTIAL VIEW OF GOLF COURSE

PARCEL ID #	070-005-400-012-00	PARCEL ID #	070-R15-000-053-99
Sale Date	6/26/2019	Sale Date	12/21/2006
Sale Price	\$160,000	Sale Price	\$295,000
Minus Bldg Value	\$63,569	Minus Bldg Value	\$90,838
Residual Land Value	<u>\$96,431</u>	Residual Land Value	<u>\$204,162</u>
FF-ACTUAL 293.58FF		LOT SIZE: IRRG LOT SIZE	
LOT SIZE: IRRG=		Sales Price Per FF:	184.45 \$1,107
Sales Price Per FF: .795 AC	293.58 \$328	Sales Price Per SQ. FT.:	42,634 \$4.79
Sales Price Per SQ. FT.:	34,630 \$2.78	Sales Price Per Acre:	0.98 \$208,754.60
Sales Price Per Acre:	0.80 \$121,297	Land Ratio:	69.21%
Land Ratio:	60.27%		

661 FAIRWAY VIEW DR

PARCEL ID #	070-F15-000-005-99
Sale Date	11/30/2023
Sale Price	\$549,900
Minus Bldg Value	\$271,738
Residual Land Value	<u>\$278,162</u>
FF-ACTUAL 293.58FF	
LOT SIZE: 121 X 148 + 8 X 60	
Sales Price Per FF:	129.00 \$2,156
Sales Price Per SQ. FT.:	34,630 \$8.03
Sales Price Per Acre:	0.42 \$658,948
Land Ratio:	50.58%

FF ANALYSIS	
\$202	2018 SALE
\$204	2017 SALE
\$328	2019 SALE
\$722	2019 SALE
\$912	2016 SALE
\$1,107	
<u>\$2,156</u>	2006 SALE
\$5,632	7 \$805
	- H & L
Mean/FF:	\$805 \$542
Median/FF:	\$525 \$525
Mode: n/a	-
CURRENT FF RATE-WATERFRONT=\$1000-\$1100/FF	
CURRENT FF RATE-VIEW-WATER/GOLF=\$250-\$350/FF	
CURRENT FF RATE-NO WATER/GOLF=\$100-\$200/FF	
NO CHANGE FOR 2026 DUE TO UNRELIABLE EXTRACTIONS	

LAND RATIO ANALYSIS	
26.93%	
49.30%	
50.58%	
50.85%	
51.03%	
60.27%	
<u>69.21%</u>	
358.17%	7 51.17%
	- Outlier(s)
Mean/FF:	51.17% 52.41%
Median/FF:	50.85% 50.85%
Mode/FF:	-
Currently not used. See Group Land Values Page	
Removing outlier(s) = NOT USED Ave Ratio	
Currently not used. See Group Land Values Page	