

Unit: 070 - COLDWATER TOWNSHIP
Rates/Values for Neighborhood 021.NEIGHBORHOOD 021, Last Edited: 01/09/2026

Frontages:

Frontage 'A': Description: 'GOOD'	FF Rate: 300
Standard Frontage: 0	Standard Depth : 175
Frontage 'B': Description: 'AVE+'	FF Rate: 250
Standard Frontage: 0	Standard Depth : 175
Frontage 'C': Description: 'AVE-'	FF Rate: 175
Standard Frontage: 0	Standard Depth : 175
Frontage 'D': Description: 'FAIR'	FF Rate: 100
Standard Frontage: 0	Standard Depth : 175

*ALSO SEE
EXTRACTION METHOD
WHICH SUPPORTS
THESE RATES*

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

RIGHT OF WAY : 0
RURAL RESID : 9,000
HOME SITE : 23,500
RRS SITE : 7,500

→ SEE CHART #1

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



Land Value Abstraction - Extraction - Allocation Methods
 Area 021 - North Lake Dr & Narrows Rd & Area

AS OF: 1-9-2026

255 NORTH LAKE DR

259 NARROWS RD

PARCEL ID #	070-E20-000-012-00
Sale Date	5/20/2021
Sale Price	\$180,000
Minus Bldg Value	\$153,214
Residual Land Value	\$26,786
FF-ACTUAL	
LOT SIZE: 100 X 165	
Sales Price Per FF:	100.00 \$268
Sales Price Per SQ FT:	16,500 \$1.62
Sales Price Per Acre:	0.38 \$70,715
Land Ratio:	14.88%

PARCEL ID #	070-005-400-012-00
Sale Date	6/26/2019
Sale Price	\$160,000
Minus Bldg Value	\$63,569
Residual Land Value	\$96,431
FF-ACTUAL	293.58FF
LOT SIZE: IRRG=	
Sales Price Per FF:	293.58 \$328
Sales Price Per SQ FT:	34,630 \$2.78
Sales Price Per Acre:	0.80 \$121,297
Land Ratio:	60.27%

253 NORTH LAKE DR

269 NORTH LAKE DR

PARCEL ID #	070-E20-000-013-00
Sale Date	7/22/2019
Sale Price	\$150,000
Minus Bldg Value	\$121,862
Residual Land Value	\$28,138
LOT SIZE: 100 X 165	
Sales Price Per FF:	100.00 \$281
Sales Price Per SQ FT:	16,500 \$1.71
Sales Price Per Acre:	0.38 \$74,284
Land Ratio:	18.76%

PARCEL ID #	070-E20-000-005-00
Sale Date	6/7/2024
Sale Price	\$237,000
Minus Bldg Value	\$186,406
Residual Land Value	\$50,594
LOT SIZE: 100 X 165	
Sales Price Per FF:	100.00 \$506
Sales Price Per SQ FT:	16,500 \$3.07
Sales Price Per Acre:	0.38 \$133,568
Land Ratio:	21.35%

263 NORTH LAKE DR

283 NORTH LAKE DR

PARCEL ID # 070-E20-000-008-00
 Sale Date 6/5/2020
 Sale Price \$143,000
 Minus Bldg Value \$134,661
 Residual Land Value \$8,339
 LOT SIZE: 100 X 165
 Sales Price Per FF: 100.00 \$83
 Sales Price Per SQ FT: 16,500 \$0.51
 Sales Price Per Acre: 0.38 \$22,015
 Land Ratio: 5.83%

PARCEL ID # 070-008-400-010-01
 Sale Date 12/18/2020
 Sale Price \$160,000
 Minus Bldg Value \$117,826
 Residual Land Value \$42,174
 LOT SIZE: 292.5 X 133
 Sales Price Per FF: 150.00 \$281
 Sales Price Per SQ FT: 38,903 \$1.08
 Sales Price Per Acre: 0.89 \$47,223
 Land Ratio: 26.36%

286 NARROWS RD

265 NORTH LAKE DR

PARCEL ID # 070-05-200-045-00
 Sale Date 9/8/2017
 Sale Price \$127,000
 Minus Bldg Value \$91,966
 Residual Land Value \$35,034
 FF-ACTUAL
 LOT SIZE: 105 X 132 13,860
 Sales Price Per FF: 110.00 \$318
 Sales Price Per SQ FT: 13,860 \$2.53
 Sales Price Per Acre: 0.32 \$110,107
 Land Ratio: 27.59%

PARCEL ID # 070-E20-000-007-00
 Sale Date 10/9/2020
 Sale Price \$185,000
 Minus Bldg Value \$155,511
 Residual Land Value \$29,489
 FF-ACTUAL
 LOT SIZE: 100 X 165 16,500
 Sales Price Per FF: 100.00 \$295
 Sales Price Per SQ FT: 16,500 \$1.79
 Sales Price Per Acre: 0.38 \$77,851
 Land Ratio: 15.94%

FF ANALYSIS

\$83
 \$268
 \$281
 \$281 288
 \$295
 \$318
 \$328
 \$506

\$2,362 8 \$295

Mean/FF: \$295 \$295 - H & L - 2 H & L's \$294
Median/FF: \$288 \$288 \$288
Mode: \$281 \$281 \$281

CURRENT FF RATES = \$100-\$300/FF

NO CHANGE FOR 2026

LAND RATIO ANALYSIS

5.83%
 14.88%
 15.94%
 18.76% 20.05%
 21.35%
 26.36%
 27.59%
60.27%
 190.97% 8 23.87%

Mean/FF: 23.87% 20.81% - Outlier(s)
Median/FF: 20.05% 20.05%
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