

Unit: 070 - COLDWATER TOWNSHIP

Rates/Values for Neighborhood 023.NEIGHBORHOOD 023, Last Edited: 01/09/2026

Frontages:

Frontage 'A':	Description: 'AVE-CHANNEL'	FF Rate: 1200
	Standard Frontage: 0	Standard Depth : 100
Frontage 'B':	Description: 'GOOD CHANNEL'	FF Rate: 1500
	Standard Frontage: 0	Standard Depth : 0
Frontage 'C':	Description: 'LAKE FRONT-GD'	FF Rate: 2000
	Standard Frontage: 0	Standard Depth : 100
Frontage 'D':	Description: 'NO WATER FRTG'	FF Rate: 600
	Standard Frontage: 0	Standard Depth : 100
Frontage 'E':	Description: 'AVE - CHANNEL'	FF Rate: 750
	Standard Frontage: 0	Standard Depth : 80
Frontage 'F':	Description: 'POOR CHANNEL'	FF Rate: 600
	Standard Frontage: 0	Standard Depth : 80
Frontage 'G':	Description: 'LAKE FRONT-AVE'	FF Rate: 1500
	Standard Frontage: 0	Standard Depth : 100
Frontage 'H':	Description: 'LAKE FRONT-POOR'	FF Rate: 1250
	Standard Frontage: 0	Standard Depth : 100
Frontage 'I':	Description: 'LAKE & CHANNEL'	FF Rate: 1350
	Standard Frontage: 0	Standard Depth : 125

*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 : 17,500
RRES SITE : 7,500

AVE → SEE CHART #1

Unit: -

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

Land Value Abstraction - Extraction - Allocation Methods
 Area 023 PARADISE ISLAND/CHAIN-O-LAKES & AREA-WATER FRONT

AS OF: 1-15-2025

284 PARADISE ISLAND DR
 CHANNEL FRONTAGE

266 CHAIN-O-LAKES DR

PARCEL ID #	UNIT	070-008-200-100-00	PARCEL ID #	UNIT	070-R60-000-029-00
Sale Date		10/30/2024	Sale Date		8/28/2019
Sale Price		\$205,000	Sale Price		\$177,000
Minus Bldg Value		\$97,842	Minus Bldg Value		\$89,152
Residual Land Value		<u>\$107,158</u>	Residual Land Value		<u>\$87,848</u>
FF - Irrig. Shape			FF-ACTUAL		
Lot Size: .203 Acres	0.20		Lot Size: 60 x 101		
Price Per Acre:	0.20	\$527,872	Price Per Acre:	0.14	\$631,462
Sales Price Per FF:	205.00	\$1,000	Sales Price Per FF:	100	\$878
Sales Price Per SQ. FT.:	8,843	\$12.12	Sales Price Per SQ. FT.:	6,060	\$14.50
Land Ratio:		52.27%	Land Ratio:		49.63%

277 PARADISE ISLAND DR

PARCEL ID #	UNIT	070-U70-000-001-00	PARCEL ID #	UNIT	070-008-200-040-00
Sale Date		6/7/2019	Sale Date		3/15/2024
Sale Price		\$160,000	Sale Price		\$250,000
Minus Bldg Value		\$47,233	Minus Bldg Value		\$114,482
Residual Land Value		<u>\$112,767</u>	Residual Land Value		<u>\$135,518</u>
FF-ACTUAL			FF-ACTUAL		
Lot Size: 78.05 X 153.22			Lot Size: 34 x 60		
Price Per Acre:	0.27	\$410,754	Price Per Acre:	0.05	\$2,893,708
Sales Price Per FF:	63.25	\$1,783	Sales Price Per FF:	35	\$3,872
Sales Price Per SQ. FT.:	11,959	\$9.43	Sales Price Per SQ. FT.:	2,040	\$66.43
Land Ratio:		70.48%	Land Ratio:		54.21%

266 PARADISE ISLAND DR

TWICE SOLD

284 PARADISE ISLAND DR

PARCEL ID # **UNIT** 070-008-200-100-00
Sale Date 9/10/2021
Sale Price \$179,900
Minus Bldg Value \$70,287
Residual Land Value \$109,613
FF-ACTUAL
Lot Size Irrg. 0.20 \$540,007
Price Per Acre: 205 \$535
Sales Price Per FF: 8,842 \$12.40
Sales Price Per SQ. FT: 60.93%
Land Ratio:

266 PARADISE ISLAND DR

THWICE SOLD
PARCEL ID # **UNIT** 070-008-200-040-00
Sale Date 9/1/2022
Sale Price \$225,000
Minus Bldg Value \$102,971
Residual Land Value \$122,029
FF-ACTUAL
Lot Size: 34 x 60
Price Per Acre: 0.05 \$2,605,678
Sales Price Per FF: 30 \$4,068
Sales Price Per SQ. FT: 2,040 \$59.82
Land Ratio: 54.24%

264 PARADISE ISLAND DR

THRICE SOLD
PARCEL ID # **UNIT** 070-008-200-045-00
Sale Date 11/4/2019
Sale Price \$80,000
Minus Bldg Value \$12,151
Residual Land Value \$67,849
FF-ACTUAL
Lot Size 52 x 75
Price Per Acre: 0.09
Sales Price Per FF: 52 \$1,305
Sales Price Per SQ. FT: 3,900 \$17.40
Land Ratio: 84.81%

264 PARADISE ISLAND DR

THRICE SOLD
PARCEL ID # **UNIT** 070-008-200-045-00
Sale Date 10/8/2020
Sale Price \$107,000
Minus Bldg Value \$18,129
Residual Land Value \$88,871
FF-ACTUAL
Lot Size 52 x 75
Price Per Acre: 0.09
Sales Price Per FF: 52 \$1,709
Sales Price Per SQ. FT: 3,900 \$22.79
TIME ADJ: 11 Months Per Month \$2,455
Land Ratio: 83.06%

264 PARADISE ISLAN DR

268 CHAIN-O-LAKES DR

THRICE SOLD

PARCEL ID #	UNIT	070-008-200-045-00
Sale Date		4/18/2022
Sale Price		\$155,000
Minus Bldg Value		\$42,060
Residual Land Value		<u>\$112,940</u>
FF-ACTUAL		
Lot Size 52 x 75		
Price Per Acre:	0.09	
Sales Price Per FF:	52	\$2,172
Sales Price Per SQ. FT.:	3,900	\$28.96
TIME ADJ: 20 Months	Per Month	\$2,400
Land Ratio:		72.86%

PARCEL ID #	UNIT	070-R60-00-024-99
Sale Date		6/28/2021
Sale Price		\$211,000
Minus Bldg Value		\$115,186
Residual Land Value		<u>\$95,814</u>
FF-ACTUAL		
Lot Size: 75 x 101.53		
Price Per Acre:	0.17	\$548,102
Sales Price Per FF:	75	\$1,278
Sales Price Per SQ. FT.:	7,615	\$12.58
Land Ratio:		45.41%

FF ANALYSIS-WATER INFLUENCE

\$535
 \$878
 \$1,000
 \$1,278
 \$1,305
 \$1,709
 \$1,783
 \$2,172
 \$3,872
\$4,068
 \$18,599 10 \$1,860

- H & L -2 H & L
 Mean: \$1,860 \$1,325 \$1,323
 Median: \$1,507 \$1,507 \$1,507
 Mode: -

CURRENT RATE RANGE: \$600 - \$2,0\00/FF
 Use: \$1,300 for AVE Channel Frtg Rate per sales above
NO CHANGE for 2026

SQ FF ANALYSIS-WATER INFLUENCE

\$9.43
 \$12.12
 \$12.40
 \$12.58
 \$14.50
 \$17.40
 \$22.79
 \$28.96
 \$59.82
\$66.43
 \$256.42 10 \$25.64

- H & L -2 H & L
 Mean: \$25.64 \$22.57 \$18.10
 Median: \$15.95 \$15.95 \$15.95
 Mode: -

CURRENT SQ RATE NOT USED
 USE AS A GUIDE FOR IRREGULAR SHAPES & CONFIRMATIONS