

Unit: 070 - COLDWATER TOWNSHIP  
Rates/Values for Neighborhood 024.NEIGHBORHOOD 024, Last Edited: 01/09/2026

Frontages:			
Frontage 'A':	Description: 'GOOD'	'	FF Rate: 250
	Standard Frontage: 0	'	Standard Depth : 165
Frontage 'B':	Description: 'AVE'	'	FF Rate: 225
	Standard Frontage: 0	'	Standard Depth : 165
Frontage 'C':	Description: 'FAIR'	'	FF Rate: 175
	Standard Frontage: 0	'	Standard Depth : 165
Frontage 'D':	Description: 'LOW'	'	FF Rate: 100
	Standard Frontage: 0	'	Standard Depth : 165

*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	: <del>7,500</del> 9,000

*→ SEE CHART #1*

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

Land Value Abstraction - Extraction - Allocation Methods  
 STATE ST & CORNER LOTS N. OFF STATE ST - Areas: 024  
**AS OF: 9-2-2025**

264 W. State St

120 W. State St

PARCEL ID #	070-009-300-115-00	PARCEL ID #	070-009-300-135-00
Sale Date	9/14/2018	Sale Date	9/5/2013
Sale Price	\$147,000	Sale Price	\$64,000
Minus Bldg Value	\$113,392	Minus Bldg Value	\$50,309
Residual Land Value	\$33,608	Residual Land Value	\$13,691
FF-ACTUAL		FF-ACTUAL	
LOT SIZE: 150 X 207	0.71	LOT SIZE: 85 X 155	0.34
Sales Price Per FF:	\$224	Sales Price Per FF:	\$161
Sales Price Per SQ FT:	\$1.08	Sales Price Per SQ FT:	\$0.91
Sales Price Per Acre:	\$47,149	Sales Price Per Acre:	\$39,759
Land Ratio:	22.86%	Land Ratio:	21.39%

194 W. State St

PARCEL ID #	070-009-300-055-00	PARCEL ID #	
Sale Date	9/14/2018	Sale Date	
Sale Price	\$147,000	Sale Price	
Minus Bldg Value	\$113,392	Minus Bldg Value	
Residual Land Value	\$33,608	Residual Land Value	#VALUE!
FF-ACTUAL		FF-ACTUAL	
LOT SIZE: 100 x 150	0.34	LOT SIZE: 100 x 150	0.34
Sales Price Per FF:	\$336	Sales Price Per FF:	100.00
Sales Price Per SQ FT:	\$2.24	Sales Price Per SQ FT:	15,000
Sales Price Per Acre:	\$97,598	Sales Price Per Acre:	0.34
Land Ratio:	22.86%	Land Ratio:	

FF ANALYSIS

\$161

\$336

\$224

\$497 3 \$166

Less 2013 Sal

Mean: \$166 \$224

Median: \$336 \$336

Mode: \$224

CURRENT RATE RANGE: \$1050 - \$250/FF

**NO CHANGE for 2026**

LAND RATIO ANALYSIS

21.39%

22.86%

22.86%

0.00%

67.12% 3 22.37%

- Outlier(s)

-H&L -2 H&L's

Mean/FF: 22.37%

Median/FF: 22.86%

Mode/FF: 22.86%

**Currently not used. See Group Land Values Page**

Removing outlier(s) = NOT USED Ave Ratio

Currently not used. See Group Land Values Page