

Unit: 070 - COLDWATER TOWNSHIP  
Rates/Values for Neighborhood 025.NEIGHBORHOOD 025, Last Edited: 01/09/2026

Frontages:

Frontage 'A':	Description: 'FAIR'	FF Rate: 500
	Standard Frontage: 0	Standard Depth : 225
Frontage 'B':	Description: 'AVERAGE'	FF Rate: 750
	Standard Frontage: 0	Standard Depth : 225
Frontage 'C':	Description: 'GOOD'	FF Rate: 1200
	Standard Frontage: 0	Standard Depth : 225
Frontage 'D':	Description: 'PRIME LK FRONT'	FF Rate: 1500
	Standard Frontage: 0	Standard Depth : 225
Frontage 'E':	Description: 'NO WATER RIGHTS'	FF Rate: 175
	Standard Frontage: 0	Standard Depth : 110
Frontage 'F':	Description: 'LOW/LK FRT-AVE'	FF Rate: 400
	Standard Frontage: 0	Standard Depth : 225
Frontage 'G':	Description: 'LOW/LK FRT-AVE-'	FF Rate: 350
	Standard Frontage: 0	Standard Depth : 225
Frontage 'H':	Description: 'LOW/LK FRT-FAIR'	FF Rate: 300
	Standard Frontage: 0	Standard Depth : 225
Frontage 'I':	Description: 'AVE +'	FF Rate: 900
	Standard Frontage: 0	Standard Depth : 225

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> 9000 → SEE CHART #1

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

Land Value Abstraction - Extraction - Allocation Methods  
 VANBLARCOM, PATRICIA, ROBY ETC. - WATERFRONT - AREA 025 & 026  
**AS OF: 9-2-2025**

536 ROBY BEACH DR		281 PARADISE ISLAND DR	
CHANNEL FRTG	LAKE/CHANNEL FRTG		
PARCEL ID #	PARCEL ID #	070-R60-000-010-00	070-R60-000-025-99
Sale Date	Sale Date	12/18/2020	12/11/2020
Sale Price	Sale Price	\$152,500	\$230,000
Minus Bldg Value	Minus Bldg Value	\$92,563	\$97,236
Residual Land Value	Residual Land Value	\$59,937	\$132,764
FF - 50 X 110	FF - 131.55 X 64.1		
Sales Price Per FF: 50	Sales Price Per FF: 131.55	\$1,199	\$1,009
Sales Price Per SQ.FT: 5,500	Sales Price Per SQ.FT: 8,432	\$10.90	\$15.74
Sales Price Per Ac: 0.13	Sales Price Per Ac: 0.19	\$474,701	\$685,834
Land Ratio: 39.30%	Land Ratio: 57.72%		

548 ROBY BEACH DR		548 ROBY BEACH DR	
TWICE SOLD		TWICE SOLD	
CHANNEL FRTG	CHANNEL FRTG		
PARCEL ID #	PARCEL ID #	070-R60-000-014-00	070-R60-000-014-00
Sale Date	Sale Date	4/13/2023	5/28/2024
Sale Price	Sale Price	\$175,000	\$177,500
Minus Bldg Value	Minus Bldg Value	\$93,221	\$101,061
Residual Land Value	Residual Land Value	\$81,779	\$76,439
FF - 50 X 110	FF - 50 X 110		
Sales Price Per FF: 50	Sales Price Per FF: 50	\$1,636	\$1,529
Sales Price Per SQ.FT: 5,500	Sales Price Per SQ.FT: 5,500	\$14.87	\$13.90
Sales Price Per Ac: 0.13	Sales Price Per Ac: 0.13	\$647,690	\$605,397
Land Ratio: 46.73%	TIME ADJ: 13 Months		Per Month
			\$411

260 Chain-O-Lakes Dr

Land Ratio: 43.06%

CHANNEL FRTG

PARCEL ID # 070-R60-000-032-99

Sale Date 12/5/2024  
 Sale Price \$460,000  
 Minus Bldg Value \$201,074  
 Residual Land Value \$258,926

FF 100.19 X 145.3  
 Sales Price Per FF: 100.19 \$2,584  
 Sales Price Per SQ. FT: 14,558 \$17.79  
 Sales Price Per Ac: 0.33 \$774,771  
 Land Ratio: 56.29%

PARCEL ID #

Sale Date  
 Sale Price  
 Minus Bldg Value  
 Residual Land Value #VALUE!  
 FF 100.19 X 145.3  
 Sales Price Per FF: 100.19 #VALUE!  
 Sales Price Per SQ. FT: 14,558 #VALUE!  
 Sales Price Per Ac: 0.33 #VALUE!  
 Land Ratio: #VALUE!

**FF ANALYSIS**

\$1,009			
\$1,199			
\$1,529			
\$1,636			
\$2,584			
\$0.00			
\$0.00			
\$7,957	5	\$1,591	

Mean: \$1,591    - H & L    \$0  
 Median: \$1,199    \$1,199    \$0  
 Mode: -    \$0    \$0

CURRENT RATE RANGE: \$175 - \$1,500/FF  
 LAKE & CHANNEL FRONT LOTS = \$1,100/FF  
**CHANGE LAKE LOTS TO \$2,500/FF FOR 2026**  
 CHANNEL FRONT LOTS = \$500-\$1,500/FF

**SITE-PER ACRE ANALYSIS**

\$474,701			
\$605,397			
\$685,834			
\$647,690			
\$685,834			
\$0			
\$0			
\$0			
\$3,099,457	5	\$619,891	

Mean: \$619,891    - H & L    \$0  
 Median: \$685,834    \$646,307    \$0  
 Mode: -    \$685,834    \$0

This analysis could be used as a guide for OVERALL lot value to be compared with lots valued via the FF method.

CURRENTLY ACREAGE RATES ARE NOT USED OR NEEDED  
 USE AS A GUIDE FOR IRREGULAR SHAPES & CONFIRMATIONS