

Unit: 070 - COLDWATER TOWNSHIP
Rates/Values for Neighborhood 027.NEIGHBORHOOD 027, Last Edited: 01/12/2026

Frontages:			
Frontage 'A':	Description: 'BEST	'	FF Rate: 500
	Standard Frontage: 0		Standard Depth : 200
Frontage 'B':	Description: 'GOOD	'	FF Rate: 350
	Standard Frontage: 0		Standard Depth : 200
Frontage 'C':	Description: 'AVE	'	FF Rate: 300
	Standard Frontage: 0		Standard Depth : 200
Frontage 'D':	Description: 'FAIR	'	FF Rate: 250
	Standard Frontage: 0		Standard Depth : 200

*Also See
EXTRACTION METHOD
WHICH SUPPORTS
THESE RATES*

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

RIGHT OF WAY	: 1
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 028.NEIGHBORHOOD 028, Last Edited: 01/12/2026

Frontages:			
Frontage 'A':	Description: 'BEST'	'	FF Rate: 500
	Standard Frontage: 0	'	Standard Depth : 165
Frontage 'B':	Description: 'GOOD'	'	FF Rate: 350
	Standard Frontage: 0	'	Standard Depth : 165
Frontage 'C':	Description: 'AVE'	'	FF Rate: 300
	Standard Frontage: 0	'	Standard Depth : 165
Frontage 'D':	Description: 'FAIR'	'	FF Rate: 250
	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	: 7,500
	: 0

→ SEE CHART #1

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

Land Value Abstraction - Extraction - Allocation Methods

AS OF: 9-2-2025

Area 027 & 028 HILTON DR, JAMIE DR, & EBYVIEW OFF WATER

543 BONNIE LN
Area 028

278 HILLCREST DR
Area 028

PARCEL ID #	070-E20-000-059-00	PARCEL ID #	070-E20-000-020-00
Sale Date	2/12/2021	Sale Date	10/7/2019
Sale Price	\$182,000	Sale Price	\$144,000
Minus Bldg Value	\$107,514	Minus Bldg Value	\$80,281
Residual Land Value	\$74,486	Residual Land Value	\$63,719
Lot Size - 103 X 163	16,789	Lot Size - 100 X 165	17,535
Sales Price Per FF:	103	Sales Price Per FF:	100
Sales Price Per SQ. FT:	16,789	Sales Price Per SQ. FT:	\$3.63
Land Ratio:	40.93%	Land Ratio:	44.25%

270 JAMIE DR
Area 027

264 HILLCREST DR
Area 028

PARCEL ID #	w/070-R60-000-039-00 070-S61-000-009-00	PARCEL ID #	070-E20-000-015-00
Sale Date	12/6/2019	Sale Date	7/23/2020
Sale Price	\$125,000	Sale Price	\$194,000
Minus Bldg Value	\$76,246	Minus Bldg Value	\$154,062
Residual Land Value	\$48,754	Residual Land Value	\$39,938
Lot Size 112 X 171+131 X 221	48,103	Lot Size -142 X 131	14,558
Sales Price Per FF:	243	Sales Price Per FF:	142
Sales Price Per SQ. FT:	48,103	Sales Price Per SQ. FT:	\$2.74
Land Ratio:	39.00%	Land Ratio:	20.59%

272 JAMIE DR
Area 027

PARCEL ID # 070-S61-000-011-00
 Sale Date 2/25/2019
 Sale Price \$174,000
 Minus Bldg Value \$114,314
 Residual Land Value \$59,686
 Lot Size-irrg shape: .70 acres 30,492
 Sales Price Per FF: 100 \$597
 Sales Price Per SQ FT: 30,492 \$1.96
 Land Ratio: 34.30%

275 JAMIE DR
Area 027

PARCEL ID # 070-S61-000-004-00
 Sale Date 10/1/2016
 Sale Price \$178,000
 Minus Bldg Value \$112,420
 Residual Land Value \$65,580
 Lot Size - 100 X 300 30,000
 Sales Price Per FF: 100 \$656
 Sales Price Per SQ FT: 30,000 \$2.19
 Land Ratio: 36.84%

544 PATRICIA DR
Area 028

PARCEL ID # 070-E20-000-030-00
 Sale Date 5/22/2022
 Sale Price \$210,000
 Minus Bldg Value \$167,881
 Residual Land Value \$42,119
 Lot Size - 100 X 258 25,800
 Sales Price Per FF: 100 \$421
 Sales Price Per SQ FT: 25,800 \$1.63
 Land Ratio: 20.06%

559 HILTON DR
Area 027

PARCEL ID # 070-S61-000-017-00
 Sale Date 5/14/2018
 Sale Price \$120,000
 Minus Bldg Value \$89,767
 Residual Land Value \$30,233
 Lot Size - 175 X 127.2 22,260
 Sales Price Per FF: 175 \$173
 Sales Price Per SQ FT: 22,260 \$1.36
 Land Ratio: 25.19%

284 HILLCREST DR
Area 028

PARCEL ID # 070-E20-000-023-00
 Sale Date 6/7/2019
 Sale Price \$180,000
 Minus Bldg Value \$130,169
 Residual Land Value \$49,831
 Lot Size - 100 X 165 17,535
 Sales Price Per FF: 100 \$498
 Sales Price Per SQ FT: 17,535 \$2.84
 Land Ratio: 27.68%

PARCEL ID #
 Sale Date
 Sale Price
 Minus Bldg Value
 Residual Land Value #VALUE!
 Lot Size - 100 X 165
 Sales Price Per FF: #VALUE!
 Sales Price Per SQ FT: #VALUE!
 Land Ratio: #VALUE!

521 BONNIE LN
Area 028

PARCEL ID # 070-E20-000-065-00
 Sale Date 4/8/2019
 Sale Price \$179,000
 Minus Bldg Value \$106,996
 Residual Land Value \$72,004
 Lot Size 111 X 158 17,538
 Sales Price Per FF: 111 \$649
 Sales Price Per SQ FT: 17,538 \$4.11
 Land Ratio: 40.23%

PARCEL ID #
 Sale Date
 Sale Price
 Minus Bldg Value
 Residual Land Value #VALUE!
 Lot Size - 100 X 165
 Sales Price Per FF: #VALUE!
 Sales Price Per SQ FT: #VALUE!
 Land Ratio: #VALUE!

FF ANALYSIS-NO WATER INFLUENCE

\$173		
\$201		
\$281		
\$421		
\$498		
\$597		
\$637		
\$649		
\$656		
\$723		
<u>\$0</u>		
\$4,836	10	\$484

	- H & L	-2 H & L
Mean:	\$484	\$457
Median:	\$498	\$498
Mode:	-	

CURRENT RATE RANGE: \$250 - \$500/FF
SUPPORTS CURRENT RATES
NO CHANGE FOR: 2026

SQ FT ANALYSIS-NO WATER INFLUENCE

\$1.01		
\$1.36		
\$1.63		
\$1.96		
\$2.19		
\$2.74		
\$2.84		
\$3.63		
\$4.11		
\$4.44		
<u>\$0.00</u>		
\$25.91	10	\$2.59

	- H & L	-2 H & L
Mean:	\$2.59	\$2.39
Median:	\$2.19	\$2.19
Mode:	-	

CURRENTLY SQ FT RATES ARE NOT USED OR NEEDED
WHEN NEEDED, USE FOR 2026