

Unit: 070 - COLDWATER TOWNSHIP
Rates/Values for Neighborhood 029.NEIGHBORHOOD 029, Last Edited: 01/12/2026

Frontages:

Frontage 'A':	Description: 'COLON-US-12 AVE'	FF Rate: 250
	Standard Frontage: 0	Standard Depth : 250
Frontage 'B':	Description: 'COLON-COR LOTS '	FF Rate: 200
	Standard Frontage: 0	Standard Depth : 250
Frontage 'C':	Description: 'GRANDVIEW-GOOD '	FF Rate: 350
	Standard Frontage: 0	Standard Depth : 150
Frontage 'D':	Description: 'GRANDVIEW-AVE '	FF Rate: 250
	Standard Frontage: 0	Standard Depth : 150
Frontage 'E':	Description: 'GRANDVIEW-FAIR '	FF Rate: 200
	Standard Frontage: 0	Standard Depth : 150
Frontage 'F':	Description: 'BRANCH RD '	FF Rate: 100
	Standard Frontage: 0	Standard Depth : 150

*Also See
Abstraction 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

9000 → SEE CHART #1

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



Land Value Abstraction - Extraction - Allocation Methods

SUNSET-PROGRESS - AREA 029

AS OF: 9-2-2025

128 N SUNSET DR

147 N SUNSET DR

PARCEL ID #	070-G70-000-012-00	PARCEL ID #	070-G70-000-018-00
Sale Date	10/27/2016	Sale Date	6/26/2015
Sale Price	\$142,500	Sale Price	\$142,000
Minus Bldg Value	\$84,609	Minus Bldg Value	\$100,085
Residual Land Value	<u>\$57,891</u>	Residual Land Value	<u>\$41,915</u>
LOT SIZE: 167X 189		LOT SIZE: 85 X 172	+ 108 X 169
Sales Price Per FF:	167.00	Sales Price Per FF:	196.00
Sales Price Per SQ FT:	31,563	Sales Price Per SQ FT:	33,252
Sales Price Per Acre:	0.72	Sales Price Per Acre:	0.76
Land Ratio:	40.63%	Land Ratio:	29.52%

W/070-G70-000-019-00

136 N SUNSET DR

142 N SUNSET DR

PARCEL ID #	070-G70-000-010-00	PARCEL ID #	070-G70-000-007-00
Sale Date	11/2/2016	Sale Date	6/24/2021
Sale Price	\$151,000	Sale Price	\$165,000
Minus Bldg Value	\$83,434	Minus Bldg Value	\$139,275
Residual Land Value	<u>\$67,566</u>	Residual Land Value	<u>\$25,725</u>
LOT SIZE: 96 X 154 + 147 X 194		LOT SIZE: 125 X 150	
Sales Price Per FF:	243.00	Sales Price Per FF:	125.00
Sales Price Per SQ FT:	43,302	Sales Price Per SQ FT:	18,750
Sales Price Per Acre:	0.99	Sales Price Per Acre:	0.43

Sales Price Per SQ FT:	\$54,908
Land Ratio:	29.52%

Land Ratio:

44.75%

Land Ratio:

15.59%

392 PROGRESS DR

139 N SUNSET DR

PARCEL ID # 070-G70-000-025-00

Sale Date 11/14/2017

Sale Price \$185,000

Minus Bldg Value \$150,082

Residual Land Value \$34,918

FF-ACTUAL

LOT SIZE: 154 X 126

Sales Price Per FF: 154.00

Sales Price Per SQ FT: 19,404

Sales Price Per Acre: 0.45

Land Ratio: 18.87%

PARCEL ID # 070-G70-000-012-00

Sale Date 9/29/2016

Sale Price \$140,200

Minus Bldg Value \$116,800

Residual Land Value \$23,400

LOT SIZE: 101X 150

Sales Price Per FF: 101.00

Sales Price Per SQ FT: 15,150

Sales Price Per Acre: 0.35

Land Ratio: 16.69%

FF ANALYSIS

\$206
\$214
\$227
\$232
\$278
\$347
\$0
\$1,503 6 \$250

- H & L - 2 H & L's

Mean: \$250 \$238

Median: \$232 \$232

Mode: -

CURRENT RATE RANGE: \$100-\$300/FF

CHANGE RATE RANGE TO: \$200-\$350

CHANGE for 2026

LAND RATIO ANALYSIS

15.59%
16.69%
18.87% 24.20%
29.52%
40.63%
44.75%
0.00%
0.00%
0.00%
166.04% 6 27.67%

- Outlier(s)

-H&L -2 H&L's

Mean/FF: 27.67% 26.43% -

Median/FF: 24.20% 24.20% -

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