

Unit: 070 - COLDWATER TOWNSHIP  
Rates/Values for Neighborhood 030.NEIGHBORHOOD 030, Last Edited: 02/19/2019

Frontages:  
Frontage 'A': Description: 'GOOD' ' FF Rate: 200  
Standard Frontage: 0 Standard Depth : 165  
Frontage 'B': Description: 'AVE' ' FF Rate: 150  
Standard Frontage: 0 Standard Depth : 165  
Frontage 'C': Description: 'CHICAGO RD FRTG' ' FF Rate: 125  
Standard Frontage: 0 Standard Depth : 165  
Frontage 'D': Description: 'US-12 & COR FRT' ' FF Rate: 100  
Standard Frontage: 0 Standard Depth : 165

*ALSO SEE  
EXTRACTION METHOD  
WHICH SUPPORTS  
THESE RATES*

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

Land Value Abstraction - Extraction - Allocation Methods  
 US-12 & COLON RD NEAR SUNSET-PROGRESS - AIRPORT - AREA 030

AS OF: 9-2-2025

109 E CHICAGO RD

383 BRANCH RD

PARCEL ID #	070-B70-000-001-00	PARCEL ID #	070-P50-000-009-00
Sale Date	6/21/2024	Sale Date	5/17/2024
Sale Price	\$250,020	Sale Price	\$197,000
Minus Bldg Value	\$201,704	Minus Bldg Value	\$162,417
Residual Land Value	\$48,316	Residual Land Value	\$34,583
LOT SIZE: 97 X 168		LOT SIZE: 131 X 165	
Sales Price Per FF:	97.00	Sales Price Per FF:	131.00
Sales Price Per SQ. FT:	16,296	Sales Price Per SQ. FT:	\$1.60
Sales Price Per Acre:	0.37	Sales Price Per Acre:	\$69,694
Land Ratio:	19.32%	Land Ratio:	17.55%

129 E CHICAGO RD

US-12 FRTG

131 E. COLON RD

PARCEL ID #	070-B70-000-018-00	PARCEL ID #	070-P50-000-004-00
Sale Date	4/1/2024	Sale Date	11/2/2022
Sale Price	\$269,900	Sale Price	\$160,000
Minus Bldg Value	\$243,819	Minus Bldg Value	\$131,879
Residual Land Value	\$26,081	Residual Land Value	\$28,121
LOT SIZE: 127.65 X 236.5		LOT SIZE: 128 X 165	
Sales Price Per FF:	127.65	Sales Price Per FF:	128.00
Sales Price Per SQ. FT:	30,189	Sales Price Per SQ. FT:	\$1.33
Sales Price Per Acre:	0.69	Sales Price Per Acre:	\$58,000
Land Ratio:	9.66%	Land Ratio:	17.58%

153 E COLON RD

PARCEL ID # 070-G70-000-003-00  
 Sale Date 8/18/2023  
 Sale Price \$235,000  
 Minus Bldg Value \$187,090  
 Residual Land Value \$47,910  
 LOT SIZE: 124X 150  
 Sales Price Per FF: 124.00 \$386  
 Sales Price Per SQ FT: 18,600 \$2.58  
 Sales Price Per Acre: 0.43 \$112,202  
 Land Ratio: 20.39%

109 E CHICAGO RD

US-12 FRTG

PARCEL ID # 070-B70-000-001-00  
 Sale Date 6/21/2024  
 Sale Price \$250,000  
 Minus Bldg Value \$201,704  
 Residual Land Value \$48,296  
 LOT SIZE: 97 X 168 + 96 X 154  
 Sales Price Per FF: 97.00 \$498  
 Sales Price Per SQ FT: 16,296 \$2.96  
 Sales Price Per Acre: 0.37 \$129,098  
 Land Ratio: 19.32%

133 E COLON RD

TWICE SOLD  
 PARCEL ID # 070-P50-000-006-00  
 Sale Date 4/19/2022  
 Sale Price \$155,000  
 Minus Bldg Value \$112,150  
 Residual Land Value \$42,850  
 FF-ACTUAL  
 LOT SIZE: 128 X 165  
 Sales Price Per FF: 128.00 \$335  
 Sales Price Per SQ FT: 21,120 \$2.03  
 Sales Price Per Acre: 0.48 \$88,378  
 Land Ratio: 27.65%

133 E COLON RD

TWICE SOLD  
 PARCEL ID # 070-P50-000-006-00  
 Sale Date 3/13/2023  
 Sale Price \$260,000  
 Minus Bldg Value \$188,375  
 Residual Land Value \$71,625  
 FF-ACTUAL  
 LOT SIZE: 128 X 165  
 Sales Price Per FF: 128.00 \$560  
 Sales Price Per SQ FT: 21,120 \$3.39  
 Sales Price Per Acre: 0.48 \$147,727  
 Land Ratio: 27.55%

135 E CHICAGO RD

PARCEL ID # 070-B70-000-036-01  
 Sale Date 5/10/2024  
 Sale Price \$279,900  
 Minus Bldg Value \$264,484  
 Residual Land Value \$15,416  
 FF-ACTUAL  
 LOT SIZE: 130 X 195  
 Sales Price Per FF: 130.00 \$119  
 Sales Price Per SQ FT: 25,350 \$0.61  
 Sales Price Per Acre: 0.58 \$26,490  
 Land Ratio: 5.51%

133 BRANCH RD

SOLD W/070-P50-000-010-00  
 PARCEL ID # 070-P50-000-009-00  
 Sale Date 5/17/2024  
 Sale Price \$197,000  
 Minus Bldg Value \$162,417  
 Residual Land Value \$34,583  
 FF-ACTUAL  
 LOT SIZE: 131 X 165 + 136 X 165  
 Sales Price Per FF: 267.00 \$130  
 Sales Price Per SQ FT: 43,804 \$0.79  
 Sales Price Per Acre: 1.01 \$34,391  
 Land Ratio: 17.55%

131 E CHICAGO RD

US-12 FRTG

PARCEL ID # 070-B70-000-019-00  
 Sale Date 2/24/2023  
 Sale Price \$150,000  
 Minus Bldg Value \$83,331  
 Residual Land Value \$66,669  
 FF-ACTUAL  
 LOT SIZE: 135 X 105  
 Sales Price Per FF: 135.00 \$494  
 Sales Price Per SQ FT: 14,175 \$4.70  
 Sales Price Per Acre: 0.33 \$204,875  
 Land Ratio: 44.45%

383 BRANCH RD

PARCEL ID # 070-P50-000-011-20  
 Sale Date 5/27/2022  
 Sale Price \$177,500  
 Minus Bldg Value \$156,471  
 Residual Land Value \$21,029  
 FF-ACTUAL  
 LOT SIZE: 100 X 115  
 Sales Price Per FF: 100.00 \$210  
 Sales Price Per SQ FT: 11,500 \$1.83  
 Sales Price Per Acre: 0.26 \$79,654  
 Land Ratio: 11.85%

116 E CHICAGO RD

US-12 FRTG

070-019-100-005-12

PARCEL ID #

Sale Date 4/18/2023

Sale Price CREATIVE?? \$180,000

Minus Bldg Value \$75,767

Residual Land Value \$104,233

LOT SIZE: 195.06 X 314.635 + 96 X 154

Sales Price Per FF: 118.00 \$883

Sales Price Per SQ FT: 69,696 \$1.50

Sales Price Per Acre: 1.60 \$65,146

Land Ratio: 57.91%

PARCEL ID #

Sale Date

Sale Price

Minus Bldg Value

Residual Land Value

LOT SIZE: 97 X 168 + 96 X 154

Sales Price Per FF: 97.00 #VALUE!

Sales Price Per SQ FT: 16,296 #VALUE!

Sales Price Per Acre: 0.37 #VALUE!

Land Ratio: #VALUE!

PARCEL ID #

Sale Date

Sale Price

Minus Bldg Value

Residual Land Value

LOT SIZE: 130 X 195

Sales Price Per FF: 130.00 #VALUE!

Sales Price Per SQ FT: 25,350 #VALUE!

Sales Price Per Acre: 0.58 #VALUE!

Land Ratio: #VALUE!

**FF ANALYSIS SALES-ALL SALES**

\$119  
 \$130  
 \$204  
 \$210  
 \$220  
 \$264  
 \$335  
 \$386  
 \$494  
 \$498  
 \$883  
 \$0  
\$0  
 \$3,743    11    \$340

**Mean:**    \$340     $\frac{-H \& L}{-2 H \& L's}$     \$305    \$302  
**Median:**    \$264    \$264    \$264  
**Mode:**    -    -    -

CURRENT RATE RANGE: \$100 - \$300/FF  
**NO CHANGE FOR 2026**

**RATE PER ACRE ANALYSIS**

**ONLY SALES 2021 OR LATER**

\$129,098  
 \$69,694  
 \$58,000  
 \$79,654  
 \$88,378  
 \$0  
 \$0  
 \$0  
 \$0  
 \$0  
 \$0  
\$0  
 \$424,823    5    \$84,965

**Mean:**    \$84,965     $\frac{-H \& L}{-2 H \& L's}$     \$69,116    -  
**Median:**    \$58,000    \$58,000    \$58,000  
**Mode:**    -    -    -

CURRENTLY NOT USED  
**USE AS NECESSARY**

FF ANALYSIS SALES-WITHOUT SALES PRIOR TO 2021

\$0			
\$264			
\$498			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$210			
\$220			
\$335			
\$0			
<u>\$0</u>			
\$1,527	5	\$305	

$\frac{-H \& L}{-2 H \& L's}$   
**Mean:** \$305 \$191 \$254  
**Median:** \$210 \$210 \$210  
**Mode:** - - -  
 CURRENT RATE RANGE: \$100 - \$300/FF

**NOT USED for 2026 due to date of sales**

SQ FT ANALYSIS SALES-ONLY SALES 2021 OR LATER

\$2.96			
\$1.60			
\$1.33			
\$0.00			
\$0.00			
\$0.00			
\$0.00			
\$0.00			
\$0.00			
\$1.83			
\$2.03			
\$0.00			
\$0.00			
<u>\$0.00</u>			
\$9.75	5	\$1.95	

$\frac{-H \& L}{-2 H \& L's}$   
**Mean:** \$1.95 \$3.25 -  
**Median:** \$1.60 \$1.60 \$1.60  
**Mode:** - - -  
 CURRENTLY NOT USED

**NOT USED for 2026 due to date of sales**

LAND RATIO ANALYSIS

5.51%  
9.66%  
11.85%  
17.55%  
17.55%  
17.58%  
19.32%  
19.32%  
20.39%  
27.55%  
27.65%  
44.45%  
57.91%

=  
0.00%  
296.28% 13 22.79%

- Outlier(s)  
-H&L -2 H&L's  
22.79% 21.17% 19.86%  
19.32% 19.32% 19.32%

Mean/FF:  
Median/FF:  
Mode/FF:

Currently not used. See Group Land Values Page  
Removing outlier(s) = NOT USED Ave Ratio