

Unit: 070 - COLDWATER TOWNSHIP  
Rates/Values for Neighborhood 031.NEIGHBORHOOD 031, Last Edited: 01/12/2026

Frontages:  
Frontage 'A': Description: 'BEST' ' FF Rate: 350  
Standard Frontage: 0 Standard Depth : 152  
Frontage 'B': Description: 'GOOD' ' FF Rate: 300  
Standard Frontage: 0 Standard Depth : 152  
Frontage 'C': Description: 'AVE' ' FF Rate: 275  
Standard Frontage: 0 Standard Depth : 152

Rates for Rate Table 'RATE TABLE 1', (Acres)  
RIGHT OF WAY : 0  
RURAL RESID. : 9,000  
HOME SITE : 23,500  
RRRES SITE : ~~7,500~~ 9000 → SEE CHART # 1

ALSO SEE  
ABSTRACTION METHOD  
WHICH SUPPORTS  
THESE RATES

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

Land Value Abstraction - Extraction - Allocation Methods  
 SOUTH MOOR DR - AREA 031

AS OF: 9-3-2025

205 SOUTH MOOR DR

207 SOUTH MOOR DR

PARCEL ID #	070-S80-000-014-00
Sale Dale	3/6/2017
Sale Price	\$182,500
Minus Bldg Value	\$144,690
Residual Land Value	\$37,810
FF-ACTUAL	
LOT SIZE: 100 X 150	
Sales Price Per FF:	100.00 \$378
Sales Price Per SQ FT:	15,000 \$2.52
Sales Price Per Acre:	0.34 \$109,800
Land Ratio:	20.72%

PARCEL ID #	070-S80-000-002-00
Sale Dale	9/30/2019
Sale Price	\$193,000
Minus Bldg Value	\$164,835
Residual Land Value	\$28,165
FF-ACTUAL	
LOT SIZE: 100 X 152.35	
Sales Price Per FF:	100.00 \$282
Sales Price Per SQ FT:	15,235 \$1.85
Sales Price Per Acre:	0.35 \$80,530
Land Ratio:	14.59%

217 SOUTH MOOR DR

215 SOUTH MOOR DR

PARCEL ID #	070-S80-000-007-00
Sale Dale	9/14/2017
Sale Price	\$222,000
Minus Bldg Value	\$165,346
Residual Land Value	\$56,654
FF-ACTUAL	
LOT SIZE: IRRG - .517 Acres	
Sales Price Per FF:	119.72 \$473
Sales Price Per SQ FT:	22,521 \$2.52
Sales Price Per Acre:	0.52 \$109,582
Land Ratio:	25.52%

PARCEL ID #	070-S80-000-006-00
Sale Dale	3/20/2020
Sale Price	\$246,302
Minus Bldg Value	\$211,795
Residual Land Value	\$34,507
FF-ACTUAL	
LOT SIZE: 100 X 152.35	
Sales Price Per FF:	100.00 \$345
Sales Price Per SQ FT:	15,235 \$2.26
Sales Price Per Acre:	0.35 \$98,663
Land Ratio:	14.01%

Nearest Lake-Cul-De-Sac

206 SOUTH MOOR DR

PARCEL ID # 070-S80-000-013-00  
 Sale Date 8/8/2017  
 Sale Price \$180,000  
 Minus Bldg Value \$152,803  
 Residual Land Value \$27,197  
 FF-ACTUAL  
 LOT SIZE: 100 X 150  
 Sales Price Per FF: 100.00 \$272  
 Sales Price Per SQ FT: 15,000 \$1.81  
 Sales Price Per Acre: 0.34 \$78,980  
 Land Ratio: 15.11%

PARCEL ID #  
 Sale Date  
 Sale Price  
 Minus Bldg Value  
 Residual Land Value #VALUE!  
 FF-ACTUAL  
 LOT SIZE: 100 X 150  
 Sales Price Per FF: 100.00 #VALUE!  
 Sales Price Per SQ FT: 15,000 #VALUE!  
 Sales Price Per Acre: 0.34 #VALUE!  
 Land Ratio: #VALUE!

FF ANALYSIS

\$272  
\$282  
\$345  
\$378  
\$473  
\$0  
\$0

\$1,750 5 \$350

- H & L - 2 H & L's  
Mean: \$350 \$370

Median: \$345 \$345

Mode: - -

CURRENT RATE RANGE: \$150 - \$375/FF

**CHANGE RANGE TO: \$275-\$350 FOR 2026**

SQ FT ANALYSIS

\$1.81  
\$1.85  
\$2.26  
\$2.52  
\$2.52  
\$0.00  
\$0.00

2021 SALE

\$10.96 5 \$2.19

- H & L - 2 H & L's  
Mean: \$2.19 \$2.21

Median: \$2.26 \$2.26

Mode: \$2.52 \$2.52

CURRENT SQ FT RATES NOT USED:

**WHEN NEEDED, USE FOR 2026**

LAND RATIO ANALYSIS

14.01%  
14.59%  
15.11%  
20.72%  
25.52%  
0.00%  
0.00%  
0.00%  
0.00%  
89.95%    5    17.99%

- Outlier(s)  
-H&L    -2 H&L's

Mean/FF:    17.99%    16.81%    -  
Median/FF:    15.11%    15.11%    -  
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