

Unit: 070 - COLDWATER TOWNSHIP
Rates/Values for Neighborhood 033.NEIGHBORHOOD 033, Last Edited: 01/12/2026

Frontages:

Frontage 'A':	Description: 'BEST'	FF Rate: 350
	Standard Frontage: 0	Standard Depth : 0
Frontage 'B':	Description: 'GOOD'	FF Rate: 225
	Standard Frontage: 0	Standard Depth : 0
Frontage 'C':	Description: 'AVE'	FF Rate: 150
	Standard Frontage: 0	Standard Depth : 0

ALSO SEE
ABSTRACTION METHOD
WHICH SUPPORTS
THESE RATES

Values for Acreage Table 1: 'Acreage Table 'A''

1 Acre: 99,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Values for Square Footage Table: ''

2,500 Sq Ft: 2,750	25,000 Sq Ft: 27,500	174,240 Sq Ft: 0
5,000 Sq Ft: 5,500	30,000 Sq Ft: 33,000	217,800 Sq Ft: 0
7,500 Sq Ft: 8,250	40,000 Sq Ft: 44,000	435,600 Sq Ft: 0
10,000 Sq Ft: 11,000	50,000 Sq Ft: 0	653,400 Sq Ft: 0
12,500 Sq Ft: 13,750	60,000 Sq Ft: 0	871,200 Sq Ft: 0
15,000 Sq Ft: 16,500	87,120 Sq Ft: 0	1,089,000 Sq Ft: 0
20,000 Sq Ft: 22,000	130,680 Sq Ft: 0	

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

JAMIE DR-NEW PLAT- AREA 033

AS OF: 1-15-2025

286 JAMIE DR

PARCEL ID #	070-S90-000-001-98
Sale Date	9/29/2011
Sale Price	\$123,000
Minus Bldg Value	\$75,390
Residual Land Value	\$47,610
LOT SIZE: 169.5 X 173	
Sales Price Per FF:	169.50 \$281
Sales Price Per SQ FT:	29,324 \$1.62
Sales Price Per Acre:	0.67317 \$70,725

295 JAMIE DR

PARCEL ID #	070-S90-000-007-00
Sale Date	3/6/2020
Sale Price	\$222,000
Minus Bldg Value	\$143,417
Residual Land Value	\$78,583
LOT SIZE: IRRG/CUL-DE-SAC	79.14
Sales Price Per FF:	79.14 \$993
Sales Price Per SQ FT:	28,336 \$2.77
Sales Price Per Acre:	0.65 \$120,803.06

294 JAMIE DR

PARCEL ID #	070-S90-000-006-00
Sale Date	8/2/2018
Sale Price	\$230,000
Minus Bldg Value	\$222,191
Residual Land Value	\$7,809
LOT SIZE: IRRG/CUL-DE-SAC	62.5
Sales Price Per FF:	62.5 \$125
Sales Price Per SQ FT:	22,128 \$0.35
Sales Price Per Acre:	0.508 \$15,372

295 JAMIE DR

PARCEL ID #	070-S90-000-007-00
Sale Date	9/13/2024
Sale Price	\$310,000
Minus Bldg Value	\$143,417
Residual Land Value	\$166,583
LOT SIZE: IRRG/CUL-DE-SAC	79.14
Sales Price Per FF:	79.14 \$2,105
Sales Price Per SQ FT:	28,336 \$5.88
Sales Price Per Acre:	0.65 \$256,083

290 JAMIE DR

VACANT LOT SALE

PARCEL ID # 070-S90-000-004-00

Sale Date 6/3/2020

Sale Price \$15,000

Minus Bldg Value \$0

Residual Land Value \$15,000

LOT SIZE: 98 X 280

Sales Price Per FF: 98 \$153

Sales Price Per SQ FT: 27,440 \$0.55

Sales Price Per Acre: 0.62994 \$23,812

FF ANALYSIS	
\$125	2018 Sale
\$153	2020 VACANT LOT SALE
\$281	
\$993	2020 sSale
<u>\$2,105</u>	2024 Sale
\$3,657	5 \$731
	- H & L - 2 H & L's
Mean:	\$731 \$476
Median:	\$217 \$217
Mode:	-
CURRENT RATE RANGE: \$150 - \$300/FF	
CURRENT ACRE RATE: \$99,000 for CUL-DE-SAC LOTS	
USE: SQFT RATE OF: \$1.75 TO VERIFY EXISTING ACRE RATE	
ACRE RATE OF: \$99,000 for CUL-DE-SAC LOTS	
NO CHANGE FOR 2026	

SQ FT ANALYSIS	
\$0.35	
\$0.55	
\$1.62	
\$2.77	
<u>\$5.88</u>	
\$11.18	5 \$2.24
	- H & L - 2 H & L's
Mean:	\$2.24 \$1.65
Median:	\$1.62 \$1.62
Mode:	-
CURRENT SQ FT RATE \$1.75	
CHANGE SQ FT RATE TO: \$1.10 FOR 2021	
USE: SQFT RATE OF: \$1.75 TO VERIFY EXISTING ACRE RATE	
NO CHANGE FOR 2025	

The ONE useable FF sale supports current FF Rate even if it is 5 years old.

This area is unique as it is newer homes in an area of homes ranging primarily from the 60's.

This is a PRIVATE LOCATION-ONE WAY IN & OUT