

Unit: 070 - COLDWATER TOWNSHIP

Rates/Values for Neighborhood 034.NEIGHBORHOOD 034, Last Edited: 01/13/2026

Frontages:

Frontage 'A':	Description: 'GOOD CHANNEL'	FF Rate: 250
	Standard Frontage: 0	Standard Depth : 125
Frontage 'B':	Description: 'CHANNEL-AVE'	FF Rate: 150
	Standard Frontage: 0	Standard Depth : 125
Frontage 'C':	Description: 'BACK LOT-ACCESS'	FF Rate: 100
	Standard Frontage: 0	Standard Depth : 125

ALSO SEE
EXTRACTION METHOD
which supports
these RATES

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

1 Acre: 37,000	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 53,000	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

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: / /

FF ANALYSIS

\$109 4 Year Old Sale
\$154 16 Year Old Sale
\$261
\$0 1 Year Old Sale
\$0 2023 SALE
\$523 3 \$174

Mean: \$174 - H & L - 2 H & L's
Median: \$207 \$207
Mode: -

CURRENT CHANNEL RANGE: \$150 - \$250/FF
NO RECENT RESIDENTIAL SALES-USE WHEN APPROPRIATE
NO CHANGE FOR 2026

SQ FT ANALYSIS

\$0.87 5 Year Old Sale
\$1.04 2024 Sale
\$1.23
\$2.08 2023 Sale
\$0.00
\$5.22 4 \$1.31

Mean: \$1.31 - H & L - 2 H & L's
Median: \$2.18 \$2.18
Mode: -

CURRENT ACRE & SQFT RATES: NOT DEVELOPED-LACK OF DATA
NO RECENT RESIDENTIAL SALES
WHEN NECESSARY USE: .85/SQFT for 2026

RATE PER ACRE ANALYSIS

\$37,901 2020 Sale
\$45,412 2024 Sale
\$53,527 2015 Sale
\$90,793 2023 Sale
\$227,632 4 \$56,908

Mean: \$56,908 - H & L - 2 H & L's
Median: \$49,469 \$49,469
Mode: -

CURRENT ACRE RATE: NOT DEVELOPED-LACK OF DATA
FOR 2026-WHEN APPROPRIATE USE: \$46,000/ACRE