

Unit: 070 - COLDWATER TOWNSHIP
Rates/Values for Neighborhood 035.NEIGHBORHOOD 035, Last Edited: 01/13/2026

Frontages:

Frontage 'A':	Description: 'GOOD	'	FF Rate: 250
	Standard Frontage: 0		Standard Depth : 175
Frontage 'B':	Description: 'AVERAGE	'	FF Rate: 200
	Standard Frontage: 0		Standard Depth : 175
Frontage 'C':	Description: 'FAIR	'	FF Rate: 150
	Standard Frontage: 0		Standard Depth : 175
Frontage 'D':	Description: 'LOW	'	FF Rate: 100
	Standard Frontage: 0		Standard Depth : 175
Frontage 'E':	Description: 'BEST-PRIVATE	'	FF Rate: 500
	Standard Frontage: 0		Standard Depth : 175

*ALSO SEE
EXTRACTION METHOD
WHICH SUPPORTS
THESE RATES*

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



RANDY, AARON, EAST & MARION DR - AREA 035

AS OF: 11-21-2023

231 AARON DR

467 MARIAN DR

PARCEL ID #	FF	070-S70-000-007-00
Sale Date		9/15/2023
Sale Price		\$425,000
Minus Bldg Value		\$260,474
Residual Land Value		\$164,526
LOT SIZE: 180 x 105		
Sales Price Per FF:	180.00	\$914
Sales Price Per SQ. FT:	18,900	\$8.71
Sales Price Per Acre:	0.43	\$379,193

460

VACANT LOT SALE

PARCEL ID #	FF	070-S70-000-014-00
Sale Date		3/16/2005
Sale Price		\$24,000
Minus Bldg Value		\$0
Residual Land Value		\$24,000
LOT SIZE: 125 x 146		
Sales Price Per FF:	125.00	\$192
Sales Price Per SQ. FT:	18,250	\$1.32
Sales Price Per Acre:	0.42	\$57,284

PARCEL ID #	FF	070-027-400-005-04
Sale Date		10/28/2016
Sale Price		\$240,000
Minus Bldg Value		\$141,253
Residual Land Value		\$98,747
LOT SIZE: 145.68 x 169.97		
Sales Price Per FF:	145.68	\$678
Sales Price Per SQ. FT:	24,761	\$3.99
Sales Price Per Acre:	0.57	\$173,716

468 EAST DR

PARCEL ID #	FF	070-S70-000-016-00
Sale Date		3/25/2003
Sale Price		\$179,000
Minus Bldg Value		\$107,965
Residual Land Value		\$71,035
LOT SIZE: 125 x 170		
Sales Price Per FF:	125.00	\$568
Sales Price Per SQ. FT:	21,250	\$3.34
Sales Price Per Acre:	0.49	\$145,613

221 RANDY DR

PARCEL ID #	FF	070-S70-000-019-00
Sale Date		8/22/2016
Sale Price		\$124,900
Minus Bldg Value		\$103,384
Residual Land Value		\$21,516
LOT SIZE: 125 x 155		
Sales Price Per FF:	125.00	\$172
Sales Price Per SQ FT:	19,375	\$1.11
Sales Price Per Acre:	0.44	\$48,374

215 RANDY DR

PARCEL ID #	FF	070-S70-000-018-00
Sale Date		10/20/2021
Sale Price		\$150,000
Minus Bldg Value		\$140,215
Residual Land Value		\$9,785
LOT SIZE: 125 x 155		
Sales Price Per FF:	125.00	\$78
Sales Price Per SQ FT:	19,375	\$0.51
Sales Price Per Acre:	0.44	\$21,999

215 RANDY DR

??

PARCEL ID #	FF	070-S70-000-017-00
Sale Date		3/23/2009
Sale Price		\$75,000
Minus Bldg Value		\$56,108
Residual Land Value		\$18,892
LOT SIZE: 125 x 155		
Sales Price Per FF:	125.00	\$151
Sales Price Per SQ FT:	19,375	\$0.98
Sales Price Per Acre:	0.44	\$42,474

PARCEL ID #	FF	??
Sale Date		
Sale Price		
Minus Bldg Value		
Residual Land Value		#VALUE!
LOT SIZE: 125 x 155		
Sales Price Per FF:	125.00	#VALUE!
Sales Price Per SQ FT:	19,375	#VALUE!
Sales Price Per Acre:	0.44	#VALUE!

FF ANALYSIS

\$78	2021 SALE
\$151	2009 SALE
\$172	2016 SALE
\$192	2005 SALE
\$678	2016 SALE
\$568	2003 SALE
\$914	2023 SALE
\$2,754	7 \$393

\$192.00 VACANT LOT SALE - 12 YEARS AGO

- H & L - 2 H & L 's

Mean: \$393
 Median: \$192
 Mode: -

CURRENT RATE RANGE: \$150 - \$500/FF

NO CHANGE FOR 2026

SQ FT ANALYSIS

\$0.51	
\$0.98	
\$1.11	
\$1.32	
\$3.34	
\$3.99	
\$8.71	
\$19.94	7 \$2.85

\$1.32 VACANT LOT SALE - 12 YEARS AGO

- H & L - 2 H & L 's

Mean: \$2.85
 Median: \$1.32
 Mode: -

CURRENT SQFT NOT DEVELOPED

CURRENT ACRE RATE: NOT DEVELOPED-LACK OF CURRENT DATA

NO CHANGE FOR 2026-WHEN APPROPRIATE-USE: \$2.75/SQFT

RATE PER ACRE ANALYSIS

\$21,999	2021 SALE
\$42,474	2009 SALE
\$48,374	2016 SALE
\$57,284	2005 SALE
\$145,613	2003 SALE
\$173,716	2016 SALE
\$379,193	2023 SALE
\$489,460	7 \$69,923

\$57,284 VACANT LOT SALE - 11 YEARS AGO

- H & L - 2 H & L 's

Mean: \$69,923
 Median: \$57,284
 Mode: -

CURRENT ACRE RATE: NOT DEVELOPED-LACK OF CURRENT DATA

WHEN APPROPRIATE USE: \$70,000-\$100,000/ACRE