

Unit: 070 - COLDWATER TOWNSHIP

Rates/Values for Neighborhood 036.NEIGHBORHOOD 036, Last Edited: 01/13/2026

Frontages:

Frontage 'A':	Description: 'AVE'	FF Rate: 150
	Standard Frontage: 0	Standard Depth : 175
Frontage 'B':	Description: 'FAIR'	FF Rate: 125
	Standard Frontage: 0	Standard Depth : 175
Frontage 'C':	Description: 'LOW END'	FF Rate: 100
	Standard Frontage: 0	Standard Depth : 175
Frontage 'D':	Description: 'PRIME-PRIVACY'	FF Rate: 300
	Standard Frontage: 0	Standard Depth : 200

ALSO SEE  
EXTRACTION METHOD  
Which Supports  
These Rates

Sites:

Site 'A': Description: 'SITE VALUE' Value: 6,800

Rates for Rate Table 'RATE TABLE 1', (Acres)

RIGHT OF WAY	: 0
RURAL RESID.	: 7,500
HOME SITE	: 17,500
RRES SITE	: <del>7,500</del> 9000 → SEE CHART #1

Unit: -

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

MASON & WHITE DR'S - AREA 036

AS OF: 1-15-2025

635 MASON RD

589 WHITE DR

PARCEL ID #	FF	070-S10-000-026-00
Sale Date		1/8/2020
Sale Price		\$83,000
Minus Bldg Value		\$55,546
Residual Land Value		\$27,454
LOT SIZE: 83 x 167		
Sales Price Per FF:	83.00	\$331
Sales Price Per SQ FT:	13,861	\$1.98
Sales Price Per Acre:	0.32	\$86,278

589 WHITE DR

VACANT LOT SALE - W/070-026-100-065-09

PARCEL ID #	FF	070-026-100-065-97
Sale Date		6/8/2018
Sale Price		\$16,000
Minus Bldg Value		\$0
Residual Land Value		\$16,000
LOT SIZE: 243.6 x 300		
Sales Price Per FF:	243.60	\$66
Sales Price Per SQ FT:	73,080	\$0.22
Sales Price Per Acre:	1.68	\$9,537

PARCEL ID #	FF	070-026-100-010-02
Sale Date		2/7/2017
Sale Price		\$180,000
Minus Bldg Value		\$133,137
Residual Land Value		\$46,863
LOT SIZE: 128 x 130		
Sales Price Per FF:	128.00	\$366
Sales Price Per SQ FT:	16,640	\$2.82
Sales Price Per Acre:	0.38	\$122,677

641 MASON RD

PARCEL ID #	FF	070-S10-000-029-00
Sale Date		12/23/2024
Sale Price		\$207,750
Minus Bldg Value		\$163,043
Residual Land Value		\$44,707
LOT SIZE: 83 x 167		
Sales Price Per FF:	83.00	\$539
Sales Price Per SQ FT:	13,861	\$3.23
Sales Price Per Acre:	0.32	\$140,498

641 MASON RD

265 N FISKE RD

PARCEL ID # FF 070-S10-000-029-00  
 Sale Dale 6/24/2021  
 Sale Price \$153,000  
 Minus Bldg Value \$140,432  
 Residual Land Value \$12,568  
 LOT SIZE: 83 x 167  
 Sales Price Per FF: 83.00 \$151  
 Sales Price Per SQ FT: 13,861 \$0.91  
 Sales Price Per Acre: 0.32 \$39,497

PARCEL ID # FF 070-025-100-025-00  
 Sale Dale 10/2/2019  
 Sale Price \$119,500  
 Minus Bldg Value \$74,846  
 Residual Land Value \$44,654  
 LOT SIZE: 167 x 167  
 Sales Price Per FF: 167.00 \$267  
 Sales Price Per SQ FT: 27,889 \$1.60  
 Sales Price Per Acre: 0.64 \$69,745

**FF ANALYSIS**

\$66	2018 SALE
\$151	2021 SALE
\$267	2020 SALE
\$331	2017 SALE
\$366	2017 SALE
<u>\$539</u>	2017 SALE
\$1,720	6 \$287

Mean: \$299  
 Median: \$299  
 Mode: -

- H & L - 2 H & L's  
 \$279  
 \$299

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

**SQ FT ANALYSIS**

\$0.22	2018 SALE
\$0.91	2019 SALE
\$1.60	2020 SALE
\$1.98	2017 SALE
\$2.82	2017 SALE
<u>\$3.23</u>	2017 SALE
\$10.75	6 \$1.79

Mean: \$1.79  
 Median: \$1.79  
 Mode: -

- H & L - 2 H & L's  
 \$1.83  
 \$1.79

CURRENT SQFT NOT DEVELOPED  
 MAYBE MORE APPROPRIATE TO USE: SITE VALUE: \$7,500  
 WHEN APPROPRIATE-USE: \$2.00/SQFT

PER ACRE ANALYSIS

\$9,537	2018 SALE
\$39,497	2019 SALE
\$69,745	2020 SALE
\$86,278	2017 SALE
\$122,677	2017 SALE
\$140,498	
\$468,232	6 \$78,039

- H & L - 2 H & L's

Mean: \$78,039 \$79,549

Median: \$78,012 \$78,012

Mode: -

MAYBE MORE APPROPRIATE TO USE: SITE VALUE: \$7,500

WHEN APPROPRIATE-USE: \$86,000/Acre